



Addison City Council Meeting

February 13, 2024

Addison Conference Centre

15650 Addison Road

Addison, Texas 75001

Email comments may be submitted using the Public Comment Form located on Addison's website by 3:00 PM on the meeting day. The meeting will be live-streamed at www.addisontexas.net.

WORK SESSION

The Addison City Council will convene in the Acacia Room beginning at 7:00 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**

2. **Citizen Comments on the Consent Agenda Items.** This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. 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 beginning of this item.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**
 - a. **Council Questions and Answers**

4. **Work Session Reports**
 - a. Present and discuss the State Infrastructure Bank.
 - b. Present and discuss a calendar of City Council events for 2024.

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:30 PM in the Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags

2. **Proclamations / Presentations**

Addison Police Department Recognitions

Preservation of Life Award

- Officer Marquet Stevens

Certificate of Merit

- Officer Lauren Ash
- Officer Bryan Diaz

Mayors' Red Kettle Challenge Recognition

Salvation Army - County Director of Community Relations & Fundraising, Emily Stewart; Commanding Officer Major, Mario Maldonado; and Commanding Officer Major, Lola Maldonado

a. City Manager's Announcements.

b. Employee Recognition.

3. **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.

4. **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.

- a. Consider action on the Minutes from the December 4, 2023 Special City Council Meeting.
- b. Consider action on the Minutes from the January 23, 2024 City Council Meeting.
- c. Consider action on the Minutes from the January 24, 2024 Joint City Council, Comprehensive Planning Committee, and Planning & Zoning Commission Meeting.

5. **Items for Individual Consideration.**

- a. Present, discuss, and consider action on an Ordinance to amend Chapter 74, Section 74-51 of the Code of Ordinances to increase the amount of a Homestead Exemption for individuals over sixty-five years of age.
- b. Present, discuss, and consider action on a Resolution adopting a grant program in conformance with Chapter 380 of the Texas Local Government Code providing financial incentives for the improvement and maintenance of masonry perimeter residential screening walls throughout the Town and providing for an effective date.
- c. Present, discuss, and consider action on a Resolution approving the installation of a public art piece created by artist Kevin Box to be located in a public access easement within the Jefferson Aero Development.

6. **Items of Community Interest.** The City Council will have this 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.

7. **Adjourn Meeting.**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Posted by: _____

Date posted: _____ Time posted: _____

Date removed from bulletin board: _____

Removed by: _____

City Council (FY24)

3. a.

Meeting Date: 02/13/2024

Department: City Manager

AGENDA CAPTION:

Council Questions and Answers

BACKGROUND:

The Council Questions and Answer document, along with any handout(s) provided during the meeting, will be attached below. Due to the requirement to post the agenda prior to these attachments being created, the Council Questions and Answers document will be uploaded just prior to the meeting. Any handouts presented during the meeting will be added on the next business day.

RECOMMENDATION:

Information only. No action required.

City Council (FY24)

4. a.

Meeting Date: 02/13/2024

Department: Finance

Pillars: Excellence in Transportation Systems
Gold Standard in Financial Health

Milestones: Improve all modes of transportation with infrastructure in an acceptable condition and well maintained
Continue development and implementation of the Long-Term Financial Plan

AGENDA CAPTION:

Present and discuss the State Infrastructure Bank.

BACKGROUND:

The goal of the State Infrastructure Bank (SIB) program is to provide low cost and innovative financing methods to communities to assist them in meeting their infrastructure needs. The SIB program allows borrowers to access capital funds at or below market interest rates. Staff will present information related to the program and how it may be used by the Town of Addison.

RECOMMENDATION:

Staff seeks Council direction.

Attachments

Presentation - State Infrastructure Bank

State Infrastructure Bank (SIB)

February 13, 2024

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a white diagonal line and a grey triangular corner.



SIB Loans



- Revolving fund - All repayments go back into the SIB
- Non-federal dollars

152 Loans – Since inception (1997)

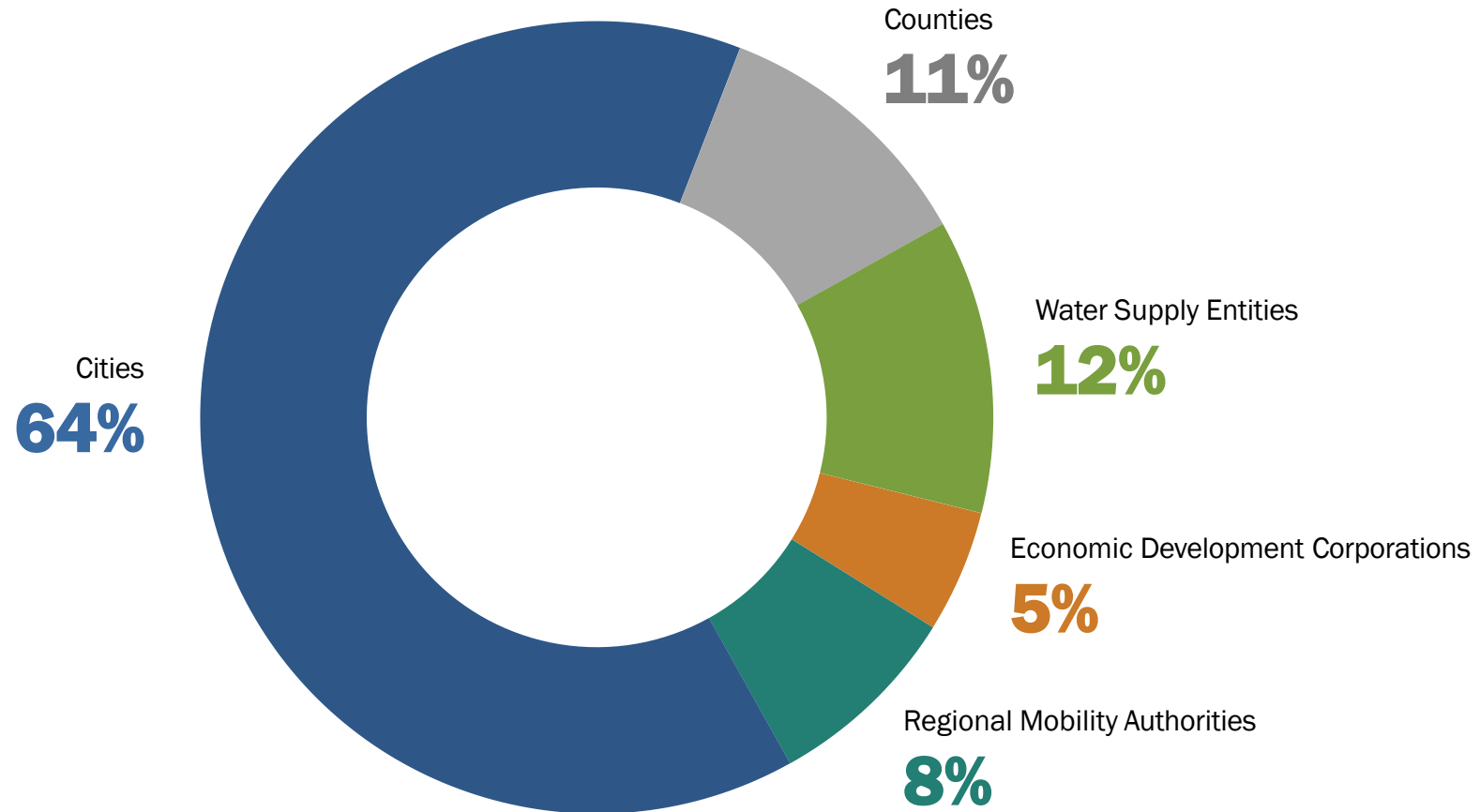
- Loans have ranged from \$10,000 to \$42m
- Median loan amount approximately \$1m

\$751 Million – In loans

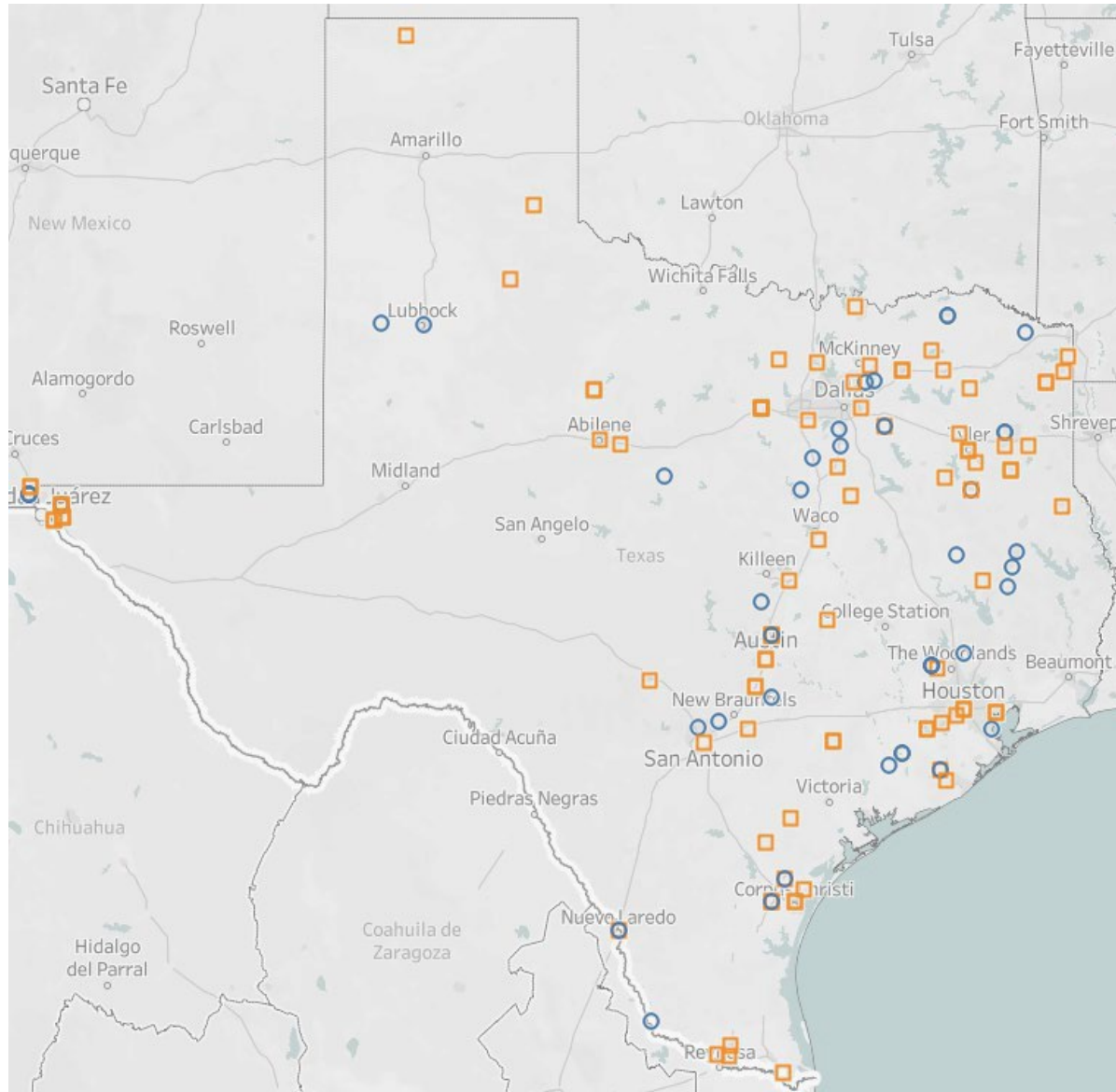
\$485 Million – Repaid

\$8 Billion – In Texas transportation projects

SIB loans - borrower type



SIB loans around the state



Status

- Active
- Paid Off

Eligible Uses Include*

Construction or reconstruction

Right of way acquisition

Utility relocation

Contingency

Financial & Legal advisory fees

*Funds cannot be used to reimburse costs

Eligibility example - Town of Addison

ADDISON

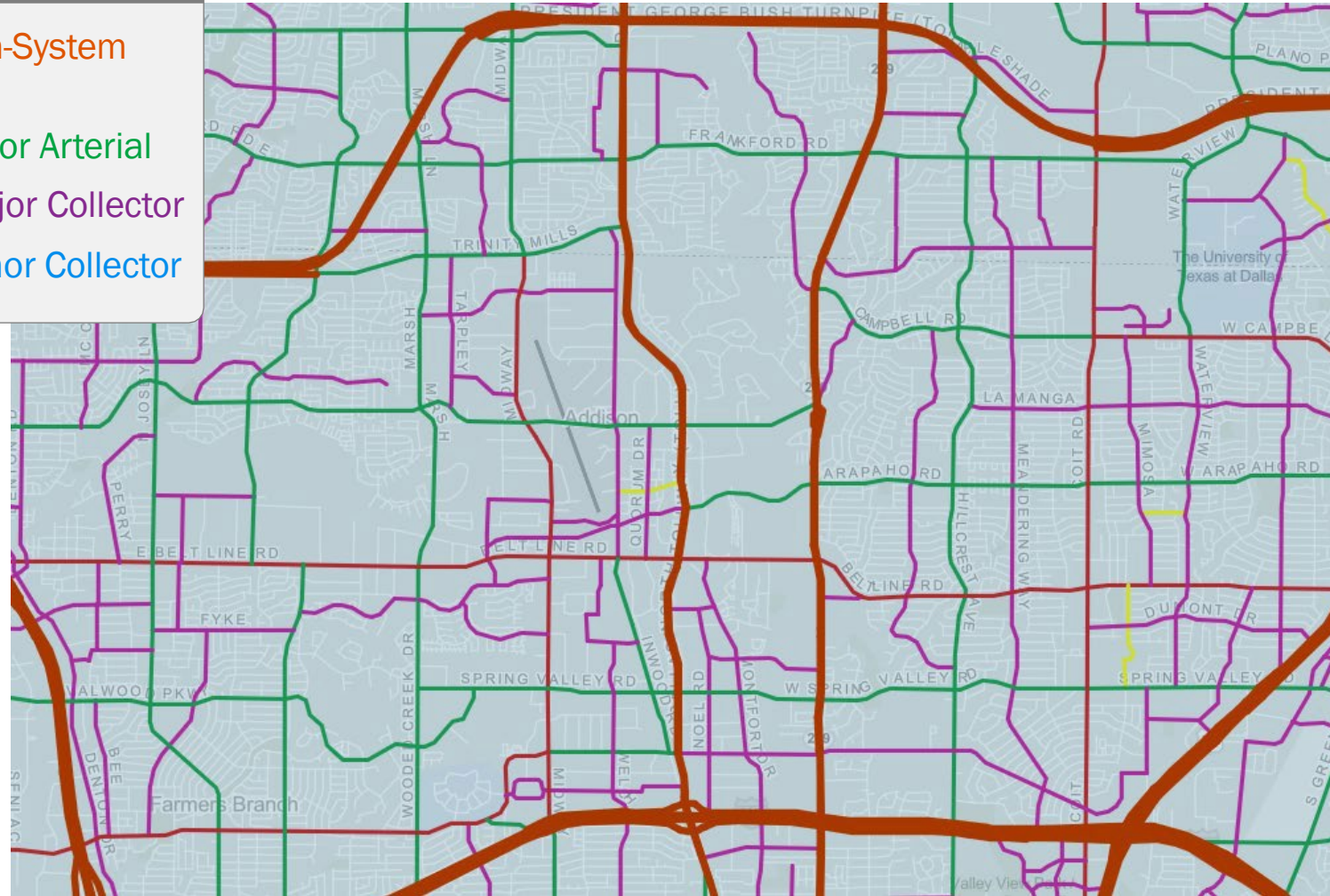
LEGEND

Orange - On-System Roadways

Green - Minor Arterial

Purple - Major Collector

Yellow - Minor Collector



Low Cost of Borrowing

- \$0 loan application
- \$0 closing costs
- \$0 loan handling
- Form of agreement
 - Direct loan agreement (authorized in TTC §222.0745)
 - Certificate of obligation
 - Bonds

Interest Rate

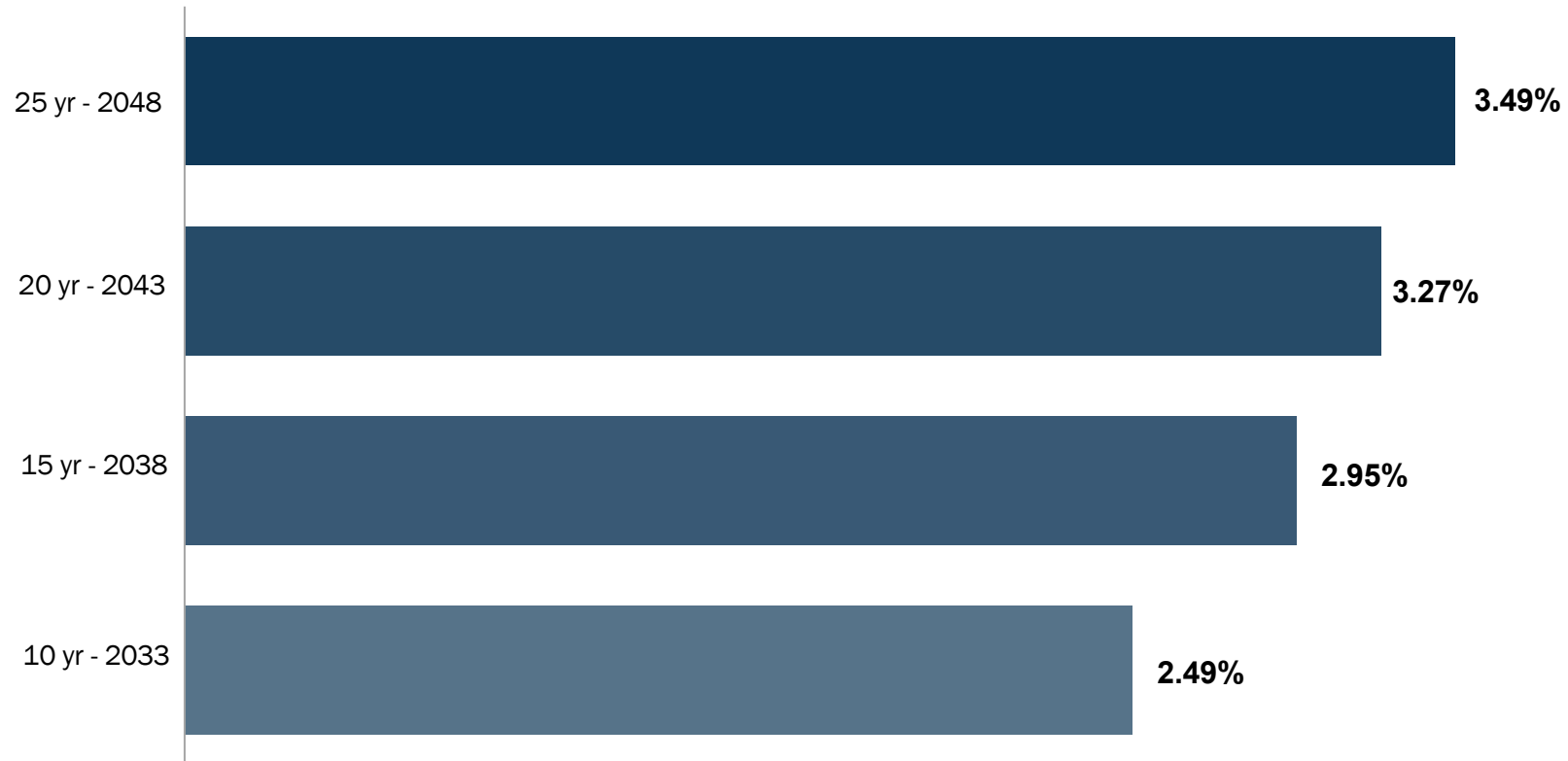
- Rate set at the time of application
- Municipal Market Data index (MMD)
- 2 main factors
 - Credit Rating
 - Term of the loan

How it works

AAA rate (Based on requested term)	AAA rate %
Rate spread (Based on credit rating)	+ Rate spread
EDC Reduction	(EDC reduction)
<hr/>	
Final Rate	Final rate %

Interest rate

ADDISON



*Market Rate Indications as of January 26, 2024.
Rates change weekly, shown for illustrative purposes only.*

SIB rating scale		
Rating	1-10 Years	11+ Years
AAA	AAA	AAA
AA	AAA +5 bps	AAA +10 bps
A	AAA +10 bps	AAA +20 bps
BAA	AAA +15 bps	AAA +30 bps
BBB-/Not Rated	AAA +20 bps	AAA +40 bps

How it works

AAA rate (20 years)	3.27%
Rate spread (Addison AAA Rating)	+ 0.00
EDC Reduction (Dallas County)	(.95)
<hr/>	
Final Rate	2.32%

TxDOT SIB process



2-4 months

1-2 months

Submit a **SIB application** and **Resolution** to apply for loan

TxDOT **Divisions** will **review** applications

ENV approval must be obtained prior to final approval

Final TTC Approval

SIB loan **agreement** is **negotiated** (i.e. loan amortization schedule)

SIB loan agreement must be **approved by** the **local government**



- Separate project account.
 - Funds cannot be co-mingled.
- Annual expenditures report.
- Annual audit and budget.
- Revenue pledges – vary with strength of the pledge.
 - Typically reserve fund or additional debt covenant.

- SIB is a low-cost transportation financing tool.
- On or off system roads may be eligible.
- Interest rate is fixed at the time of application.
- Entire process takes approximately 4-6 months.
- Transportation Commission approval is required for all applications.

Recommended Projects

- Quorum Drive = approximately \$22.6 million
- Montfort Drive = between approximately \$6.4 million and \$14.0 million depending on scope
- Keller Springs = approximately \$8.0 million related to this project that is currently under construction
- Total potential loan of up to \$44.6 million

- If Council would like staff to pursue a loan through the SIB staff would bring forward a resolution that would authorize staff to apply for a loan up to a certain amount.
- Staff recommends that maximum amount be set at \$44.6 million.

Questions?

City Council (FY24)

4. b.

Meeting Date: 02/13/2024

Department: City Secretary

AGENDA CAPTION:

Present and discuss a calendar of City Council events for 2024.

BACKGROUND:

In order to help the City Council adequately prepare for the current year, staff has prepared a calendar of events for the City Council's consideration covering calendar year 2024. This calendar includes City Council meetings, internal events, and external events.

RECOMMENDATION:

Information only.

Attachments

Presentation - 2024 City Council Calendar

2024 City Council Calendar

February 13, 2024

The logo for the City of Addison, featuring the word "ADDISON" in blue, uppercase, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a grey triangle in the top right corner and a grey triangle in the bottom right corner.

ADDISON

1st Quarter - 2024



January 2024						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Date	Event
January 1	Holiday - New Year's Day
January 9	Council Meeting
January 15	Holiday - Martin Luther King Day
January 16	P&Z Meeting
January 20	US-China CofC Banquet
January 23	Council Meeting
January 24	Joint CC, P&Z, CPAC Meeting
January 26	APD Promotional Ceremony / AFD Awards Banquet

February 2024						
S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

Date	Event
February 8-9	CC Strategic Planning Retreat
February 13	Council Meeting
February 16	Last Day to File – May Election
February 20	P&Z Meeting
February 22	Employee Merit Luncheon
February 25	Taiwanese CofC Lunar New Year Banquet
February 27	Council Meeting
February 29	Joint P&Z / CC Meeting

March 2024						
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Date	Event
March 5	Council Meeting
March 8	Metrocrest Annual Awards
March 9	Water Tower Spring Gala
March 19	P&Z Meeting
March 26	Council Meeting

Highlights:

January

- Regular City Council Meetings – January 9th and 23rd

February

- Regular City Council Meetings – February 13th and 27th
- Joint City Council and Planning & Zoning Commission Meeting – Thursday, February 29th

March

- Regular City Council Meetings– Tuesday, March 5th (New Date) and 26th

2nd Quarter - 2024

April 2024						
S	M	T	W	T	F	S
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28	29	30				

May 2024						
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June 2024						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Date	Event
April 9	Council Meeting
April 17	Spring Town Hall Meeting
April 16	P&Z Meeting
April 23	Council Meeting
April 22 – 30	Early Voting – May Election
April 26	Taste on the Tarmac

Date	Event
May 4	General Election
May 9	Employee Merit Luncheon
May 9	Annual Economic Development Luncheon
May 15	Council Meeting - Canvass
May 21	P&Z Meeting
May 27	Holiday – Memorial Day
May 28	Council Meeting
May 31	Taste Addison

Date	Event
June 1-2	Taste Addison
June 11	Council Meeting
June 18	P&Z Meeting
June 25	Council Meeting

Highlights:

April

- Regular City Council Meetings – April 9th and 23rd
- Spring Town Hall Meeting – Wednesday, April 17th

May

- Special Council Meeting (Election Canvass) – Wednesday, May 15th
- Regular City Council Meeting – May 28th
- Taste Addison Begins – Friday, May 31st

June

- Taste Addison Continues – Saturday, June 1st through Sunday, June 2nd
- Regular City Council Meetings – June 11th and 25th

3rd Quarter - 2024



July 2024						
S	M	T	W	T	F	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Date	Event
July 3	Addison Kaboom Town!
July 4	Holiday – Independence Day
July 9	Council Meeting
July 16	P&Z Meeting
July 18-19	TML New Council Member Orientation
July 23	Council Meeting

August 2024						
S	M	T	W	T	F	S
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Date	Event
August 6-7	Budget Workshops
August 8-9	TML New Council Member Orientation
August 13	Council Meeting
August 15	Employee Merit Luncheon
August 20	P&Z Meeting
August 27	Council Meeting

September 2024						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Date	Event
September 2	Holiday – Labor Day
September 3	Special Council Meeting – FY25 Budget
September 10	Council Meeting
September 17	P&Z Meeting
September 19-22	Addison Oktoberfest
September 24	Council Meeting

Highlights:

July

- Kaboom Town! – Wednesday, July 3rd
- Regular City Council Meetings – July 9th and 23rd

August

- FY25 Budget Workshops – Tuesday, August 6th and Wednesday, August 7th
- Regular City Council Meetings – August 13th and 27th

September

- Special City Council Meeting (FY25 Budget) – Tuesday, September 3rd
- Regular City Council Meetings – September 10th and 24th
- Oktoberfest – Thursday, September 19th through Sunday, September 22nd

4th Quarter - 2024



October 2024						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Date	Event
October 8	Council Meeting
October 9-11	TML Annual Conference
October 15	P&Z Meeting
October 22	Council Meeting

Highlights:

October

- Regular City Council Meetings – October 8th and 22nd
- TML Annual Conference – Wednesday, October 9th through Friday, October 11th

November 2024						
S	M	T	W	T	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Date	Event
November 12	Council Meeting
November 14	Employee Merit Luncheon
November 19	P&Z Meeting
November 21-22	Holiday - Thanksgiving
November 26	Council Meeting

November

- Regular City Council Meetings – November 12th and 26th

December 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Date	Event
December 10	Council Meeting
December 17	P&Z Meeting
December 24-25	Holiday - Christmas

December

- Regular City Council Meeting – December 10th

Questions?

City Council (FY24)

2. a.

Meeting Date: 02/13/2024

Department: City Manager

AGENDA CAPTION:

City Manager's Announcements.

BACKGROUND:

The City Manager will make announcements of interest to the Town.

RECOMMENDATION:

Information only.

City Council (FY24)
Meeting Date: 02/13/2024
Department: City Manager

2. b.

AGENDA CAPTION:

Employee Recognition.

BACKGROUND:

The City Manager will recognize an employee for his/her service to the Town.

RECOMMENDATION:

Information only.

City Council (FY24)

4. a.

Meeting Date: 02/13/2024

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the December 4, 2023 Special City Council Meeting.

BACKGROUND:

The minutes for the December 4, 2023 Special City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - December 4, 2023 Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

December 4, 2023

Addison Town Hall
5300 Belt Line Rd., Dallas, TX 75254
6:30PM Work Session
7:30PM Special 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

The Addison City Council will convene in the Council Chambers beginning at 6:30 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**

Mayor Arfsten called the meeting to order and announced that a quorum was present at 6:32 PM.

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 6:32 PM.

2. **Closed Meeting.** The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):

- 551.071(1)(A) Consultation with Attorney to seek advice on pending or contemplated litigation
 - White Rock Chapel

3. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

COUNCIL MEETING

Mayor Arfsten convened the City Council Meeting at 7:31PM in the Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags

2. Public Hearings.

- a. **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. O23-055. Case 1901-SUP/5555 Celestial Road (White Rock Chapel).** *[Director of Development Services Ken Schmidt]*

The subject property is located at 5555 Celestial Road and is comprised of 1.28± acres (inclusive of 0.13 acres of public right-of-way that bisects the property) located at the northwest corner of Celestial Road and Winnwood Road.

This property, coupled with a segment of land in the City of Dallas that is situated on the east side of White Rock Creek, has a long history of worship use and is recognized by the Texas Historical Commission for its rich legacy of African American history. Former slaves and their descendants established the original White Rock Chapel east of the creek in 1884, and after enduring flooding for years, moved the church to its current location in 1918, following the donation of land by a white landowner who frequently worshipped with their congregation. Following the loss of the original worship hall due to a storm and the establishment of a new congregation one mile to the south on Montfort Drive, a new worship hall was built in 1960, and shortly thereafter, was lost in a structure fire. Until a new worship hall was built in 1979, the congregation worshipped in the original 1918 parsonage.

Following unsuccessful efforts to restore the parsonage in 2008, the parsonage was replaced with the current fellowship hall, which exists on the property today along with the 1979 worship hall. A summary of the historical significance of the property was provided in the 2013 Comprehensive Plan and in *Addison Texas: A Pictorial History* (Eads, 2001), and was attached to this report for reference. Following years of declining use, the property was acquired by Dr. Donald Wesson and his family, in 2018. The Wesson's formed White Rock Chapel of Addison Inc. for the purpose of re-establishing a religious congregation at the site and to celebrate its unique contribution to African American history in north Texas. Following acquisition of the property in 2018, the new owners did not obtain a Certificate of Occupancy for their desired use and the property has largely been dormant in the years that followed.

The Town's Zoning Ordinance allows a religious institution through approval of an SUP in any zoning district. The past worship use on this property was established prior to the Town's incorporation and subsequent annexation and zoning of this property and the surrounding land. This property, as well as the surrounding Winnwood and Celestial Road properties, were annexed by the Town in 1980, following disannexation by the City of Dallas. In 1991, these properties were zoned Planned Development (PD), through PD Ordinance 91-038. That PD restricted the zoning of this property to single-family use and did not make the existing religious assembly use a legal use. Due to the recent ongoing dormancy of this property and the change in the nature of the use and site improvements proposed by the applicant, the Director of Development Services made an administrative determination at that time, that required the applicant to obtain an SUP to establish a new religious institution use on the property.

Since 2019, the applicant has engaged Town staff in various discussions on the future disposition

of the property, with limited progression prior to 2022. In February 2022, the applicant approached Town staff with a vision that reflected their desired use of the property. To pursue this use, the applicant submitted an SUP application for Town consideration in October 2022. Leading up to and following the submittal of that application, the applicant engaged the surrounding neighborhood to share details about their plan and to address concerns shared by the community. This engagement process included four neighborhood meetings, seven small group meetings with concerned neighbors and their legal counsel, and many individual engagements with community stakeholders.

At the July 25, 2023 City Council meeting, that SUP application failed to gain Town approval, as the City Council vote only achieved five of the six vote supermajority required to approve the application. This supermajority vote was required due to receipt of written protest from the owners of more than 20 percent of the land immediately adjoining the subject property and extending 200 feet from the boundary of the property subject to the SUP request. Following that failed vote, the City Council did elect to waive the one year waiting period to resubmit a zoning application following Town denial.

With this new SUP application, the applicant has proposed the same site development plans that were previously considered and is presenting revised use and site development conditions for the proposed religious institution use.

With this request, the applicant proposes to use the site as a church and to provide associated educational programming addressing the unique history of the site, congregation, and its relationship to the surrounding area. The church will utilize the existing Fellowship Hall and Worship Hall. There is also an existing decomposed granite parking lot with one paved handicap accessible space that will be modified.

Improvements to the site include interior and exterior modifications to the Worship Hall, a new pavilion, new landscaping, a small water feature internal to the site, pedestrian pathways, and improvements to the parking lot. There are no proposed modifications to the existing Fellowship Hall.

The proposed Worship Hall improvements include modifications to the interior floor plan and exterior façade; however, the applicant is not proposing to expand the existing building. The structure is 1,961 square feet and will accommodate a 54-occupant assembly hall, an office, restroom facilities, a classroom, and storage area. The 618 square foot Fellowship Hall, which is not proposed to be modified, offers an assembly area, kitchen, restroom facilities, and storage.

The proposed pavilion will provide 699 square feet of floor area and will be 17 feet tall at its highest point. The pavilion will be located to the northeast of the existing Fellowship Hall. A decomposed 3 granite courtyard with a water feature and pedestrian pathways will provide access to the pavilion from the parking lot. To the east of the courtyard will be a formal lawn area.

The proposed SUP conditions are intended to allow for worship and religious assembly and associated educational programming addressing the unique history of the site, congregation, and its relationship to the surrounding area to occur on the property. Proposed use and site development conditions include:

- Permitted Use: The proposed SUP formally defines the permitted religious institution use with reference to Section 11.20 of the Texas Tax Code as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and associated accessory activities, which may include weddings, baptisms, funerals, and other religious activities. The proposed SUP also acknowledges the religious institution's right to host educational activities concerning the history of the religious organization, its congregation, and its relationship to the surrounding area. Use compliance will need to be demonstrated prior to issuance of a Certificate of Occupancy and throughout the duration of the use.
- Compliance with Plans: As part of this application, the applicant was required to submit a site plan, landscape plan, façade, and floor plans. Compliance with these plans must be achieved prior to the issuance of a Certificate of Occupancy for the property. Key improvements reflected in these plans include:
 - Exterior Facades: The Worship Hall façade improvements include the replacement of the exterior doors, the replacement and addition of exterior lighting fixtures at building entrances, and the replacement of the porch canopy at the primary entrance on the southern façade. The brick veneer will be preserved for the remainder of the exterior facades. The proposed pavilion will be constructed of limestone and steel. The pavilion will be open on all sides. The existing façade of the Fellowship Hall is not proposed to change.
 - Landscaping and Open Space: To preserve the historic nature of the site, the applicant is requesting the following deviations from the landscape and open space requirements:
 - A reduction of the required 20-foot landscape buffer along Celestial Road to 9 feet 4 inches to allow the existing parking lot area to be utilized; and
 - To allow 12 uninterrupted parking spaces along Celestial Road without one required parking island.

These deviations are appropriate and necessary in order to respect the existing context of the site and the applicant has appropriately mitigated the impact of these deviations by exceeding the Town's landscape requirements in other areas. The applicant is providing 71.8% landscaped open space on site, significantly exceeding the required 20%. Additionally, 72 new trees (47 shade trees and 25 ornamental trees) will be installed throughout the site to provide screening from adjacent properties. Various shrubs and ground cover will be provided along the south and east property lines to meet the parking lot and street landscaping requirements. A bioretention pond is also proposed at the southeast corner of the site.

This application does not include any additional floor area for either the worship hall or fellowship building and does include a pavilion comprising 699 square feet in floor 4 area. Seating in the main room of the worship hall cannot exceed the maximum amount of seating permitted by the proposed parking ratio and parking supply for the site. Based on the proposed conditions, seating in the main room of the worship hall may not exceed 54 seats. Any future increase in floor area not specifically permitted by this SUP would require an application and public hearing process to amend the approved SUP for the property.

Parking: This section establishes a parking ratio of one off-street parking space for each three seats provided within the primary assembly area of the church. This parking ratio is a best practice for religious assembly uses in north Texas. The applicant has proposed 54 seats within the worship hall of the church, requiring a total of 18 parking spaces. The applicant has met this requirement by providing 18 spaces on site, including two handicap accessible spaces. A drop off

and loading area is proposed at the northeast corner of the parking lot. The current decomposed granite parking surface or similar paving treatment will be required to be maintained, with the exception of the two accessible spaces, which will be constructed of concrete.

Lighting: This section establishes standards for preventing nuisance lighting on the site and requirements for downward lighting and shielding for any provided pole lighting.

Property Maintenance: This section establishes broad requirements for maintaining the buildings, site landscape, and hardscape in a state of good repair and establishes prohibitions on the long-term storage of materials, goods, and equipment outside.

Accessory Building: This section permits the religious institution use to accommodate an enclosed accessory building for storage use. This building may not exceed 100 square feet in floor area or the height of the principal buildings on the property. It must be consistent in appearance and character with the principal buildings on site and it must be located to comply with required building setbacks and to minimize its visibility from adjacent public streets.

Solid Waste Containers: This section requires solid waste containers to be serviced at least once per week, and it requires containers to be stored in a designated area, such as an enclosed accessory building, or be substantially screened from view from adjacent properties and public rights of way by use of appropriate landscaping materials or screening structures that are compatible in character with other structures on the property.

Enforcement: This section establishes general enforcement criteria and enforcement processes for the SUP. Note that while the applicant provided existing deed restrictions associated with this property with their SUP application, the Town has no authority to enforce those deed restrictions as the Town is not party to those restrictions.

Other Use and Development Considerations:

- **On-Street Parking:** In accordance with the Town's on-street parking regulations, parking on Celestial Road and Winwood Road is prohibited. This existing regulation is applicable to this use and will not change if this SUP were to be approved.
- **Noise Mitigation:** In accordance with the Town's noise regulations, it is unlawful for any person to willfully make, continue, or cause to be made or continued any loud and raucous noise, which term shall mean any sound which, because of its volume level, duration, and/or character, annoys, disturbs, injures or endangers the comfort, health, peace, or safety of 5 reasonable persons of ordinary sensibilities within the town limits. Loud and raucous noise is further defined as noise which is clearly audible at a distance of more than 50 feet from the source of the noise, measured in a straight line from the noise source. This existing regulation is applicable to this use and will not change if this SUP were to be approved.
- **Traffic Impact:** The Town's engineering design criteria requires a Traffic Impact Analysis (TIA) to be performed to evaluate developments that are projected to generate at least 150 peak hour trips or 1,000 trips in a single day. Based on the anticipated operations and proposed SUP Conditions for the White Rock Chapel, it is not anticipated that this project would come close to reaching these thresholds. Additionally, when communities evaluate TIA needs for reuse and redevelopment projects such as this, the starting point for analysis is any increase in site capacity from the existing condition. In this case, the SUP application does not propose to add any interior floor area or parking

to the site. As a result, the physical conditions that influence traffic demand for the site would not suggest a change from the historical condition of the site. Operationally, traffic generation for the site can certainly change, but not to the extent that would trigger the TIA criteria of the Town's engineering design criteria. A detailed analysis of projected traffic conditions presented by this use and the surrounding neighborhood is attached to this report.

- **Landscape Maintenance:** In accordance with the Town's landscape maintenance regulations, every property owner and any tenants shall keep their landscaping in a well-maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the Town. This includes requirements to maintain and irrigate turf, trees, and other landscape plantings. This existing regulation is applicable to this use and will not change if this SUP were to be approved.

Community Input: Town staff notified adjacent property owners within 200 feet of the subject property in accordance with Town and State requirements. As of the date of agenda posting, the Town has received 10 statements of opposition from property owners within the 200-foot notice boundary. Additionally, staff received statements of opposition from 39 property owners outside of the 200-foot notice boundary. An additional 2 statements of support (including support from a Colorado resident that was provided prior to submittal of the SUP application) and 1 neutral statement, were also included in this packet.

RECOMMENDATION: APPROVAL The proposed SUP appropriately accommodates the right to religious assembly while providing use and site development conditions that are consistent with regional and State best practices for religious assembly use. Staff recommends approval of this SUP request, subject to the use and site development conditions presented by the applicant. In accordance with Section 4 (Written Protest), Article XXIX (Changes and Amendments), Appendix A (Zoning) of the Addison Code of Ordinances, a favorable vote of three-fourths of the City Council (6 votes) is required to approve this request due to receipt of written protest from the owners of more than 20 percent of the land immediately adjoining the subject property and extending 200 feet therefrom. Case 1901-SUP/5555 Celestial Road (White Rock Chapel)

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2023, voted to recommend approval of 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, subject to the use and site development conditions presented by the applicant.

Those addressing the City Council are shown as follows:

- **FOR:** Liz Oliphant, Denise Fansler, Judith Segura, Ron Whitehead, Todd Meiers, Al Angel, Mary Reed, George King, Kennedy Bower, Ann Sudith, and David Rosenfield,
- **AGAINST:** Richard Lane, Valerie Van Pelt, Jack Garris, Robert Cantor, Robert Goodfriend, Howard Freed, Russell Workman, Sarah Brown, Jack Gerrits, Mahra Paillet, Blake Clemens, Jane Francis Robinson, Michael Emmit, Colter Doty, Michael Deveraux, Taree Doty, Don Loewen, Dan Kondos, Merle Bruneman, Bob Heckman, Cheryl Samberg, Tim Nelson, Randy Smith, and Stacie Rook.
- **NEUTRAL/NO OPINION:** Elizabeth Jones

Those citizens submitting emails that were read into the record by Mayor Arfsten are shown as follows:

- FOR: Mary Jo Cater, Ana Estrada, and Tom Braun,
- AGAINST: Kay and Stewart Beatty, Thorton and Mary Carpenter, Merle Bruneman, Blake Clemens, Don Schaded, Ed Copeland, Bob Gindrat, JJ Horan, Donald and Cecilia McKay, Mickey and Michele Munir, Marilee Madan and Jeffery Lagow, Sherry Nolan, Donald and Donna Loewen, Judy Robbins, Kevin and Mahra Paillet, Lawrence Jones, Bart Turner, Marshall Robbins, Russell and Margaret Workman, Michael Douglas, Bryan Zawikowski and Andrea Jennings, and Kevin Schepel,
- NEUTRAL/NO OPINION: None.

Those citizens that did not address the council, but wished to record their position are shown as follows:

- FOR: None.
- AGAINST: Tracey Robinson,
- NEUTRAL / NO OPINON: None.

MOTION: Council Member Marlin Willeesen moved to approve Ordinance No. O23-55 with the condition that the owner of property shall not allow alcohol other than wine to be consumed during religious services. The motion failed. Deputy Mayor Pro-Tempore Guillermo Quintanilla moved to approve Ordinance No. O23-55 as written. Council Member Darren Gardner seconded the motion. Motion carried unanimously.

Adjourn Meeting.

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 11:49PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, Interim City Secretary

City Council (FY24)

4. b.

Meeting Date: 02/13/2024

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the January 23, 2024 City Council Meeting.

BACKGROUND:

The minutes for the January 23, 2024 City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - January 23, 2024 Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

January 23, 2024

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

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

WORK SESSION

The Addison City Council will convene the Work Session in the Acacia Room at 6:00PM

1. **Call Meeting to Order and Announce that a Quorum is Present.**

Mayor Arfsten called the meeting to order in the Acacia Room at 6:00 PM.

2. **Citizen Comments on the Consent Agenda Items.** *This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. 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 beginning of this item.*

No citizens requested to address the City Council on an item not included in the agenda.

3. **Council Member Clarification Requests Regarding Consent Agenda Items.**

4. **Council Questions and Answers**

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 6:03 PM.

5. **Closed Meeting.** The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):

- a. Section 551.087(1): Economic Development Negotiations to discuss or deliberate regarding commercial or financial information that the governmental body has
-

received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations –

- Addison Circle Transit Oriented Development Project.
2. Section 551.071 -Consultation with City Attorney regarding items on the agenda for matters 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 of the Texas Code:
 - Discussion of the Town’s political sign regulations
 6. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

Mayor Arfsten convened the City Council into Open Meeting at 7:21 PM. No action was taken as a result of the Closed Meeting. Item 7b was pulled from the agenda.

7. **Work Session Reports**

- a. **Present and discuss the North Texas Emergency Communication Center (NTECC)**
[Deputy City Manager Ashley Shroyer]

Deputy City Manager Ashley Shroyer presented an update on the North Texas Emergency Communication Center (NTECC). NTECC will be approaching its 15th year of operations at the end of this decade. In May 2014, NTECC entered a 15-year lease agreement with CyrusOne for their currently occupied space. There is one 5-year renewal option that requires NTECC to provide notification 18 months in advance of the April 2029 ending date.

Anticipating the lead time for various options, including expanding at the current location, relocating, remodeling an existing space, or constructing a new facility, the four participating city managers on the NTECC Board of Directors (Coppell, Addison, Farmers Branch, and Carrollton) requested a space planning analysis from Terry Goswick, NTECC’s Executive Director.

The analysis revealed that the 30-year cost of leasing would amount to \$57,616,540, while constructing a new facility would cost \$32,770,416. This information positions us to make informed choices that align with our long-term goals.

In line with the current NTECC Operating Agreement, the cities will collectively share the design and construction costs of a potential new facility. Addison's share is estimated to be approximately 17% of the total cost. To fund our portion of the \$20 million facility, Staff is recommending the issuance of \$3.4 million in Certificates of Obligation. This figure may be subject to adjustment in the coming years, considering the timeframe for construction and potential variations in estimates.

- b. **Present and discuss the Town’s Sign Ordinance as it relates to political signage**
[Planning and Development Manager Lesley Nyp]

This item was pulled from the agenda.

c. **Present and discuss senior property tax exemptions**

[Chief Finance Officer Steven Glickman]

Chief Financial Officer Steven Glickman presented a discussion regarding senior property tax exemptions. As directed during the FY24 Budget Workshop, staff discussed the senior property tax exemption in Addison and provided information related to its Comparator Cities as well as other cities in Dallas County.

COUNCIL MEETING

Mayor Arfsten convened the City Council Meeting at 7:30 PM in the Addison Conference Centre Council Chambers - Buckthorn/Sycamore Rooms.

1. **Pledge of Allegiance.** United States and Texas Flags

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

2. **Proclamations / Presentations**

a. **City Manager's Announcements.**

b. **Employee Recognition.**

- Airport: Director Joel Jenkinson introduced Leasing Manager – Melissa Newman
- Deputy City Manager Ashley Shroyer introduced Interim City Secretary – Valencia Garcia.

3. **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 requests to address the City Council.

4. **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.*

a. **Consider action on the Minutes from the January 9, 2024 City Council Meeting.**

b. ***Postponed*: Consider action on a Resolution approving a Professional Services Agreement (PSA) between the Town of Addison and Harvest MXD for commercial real estate brokerage services and authorizing the City Manager to execute the agreement in an amount not to exceed \$120,000 per year.**

- c. Resolution No. R24-013: Consider action on a Resolution approving an agreement between the Town of Addison and Halff Associates, Inc. for White Rock Creek Drainage Basin Stormwater Infrastructure Assessment and authorizing the City Manager to execute the agreement in an amount not to exceed \$216,000.

Mayor Arfsten pulled item §4 - CONSENT AGENDA (b) and postponed it to a future meeting. Mayor Arfsten called for any requests to remove any item(s) from §4 - CONSENT AGENDA to discuss separately. Mayor Arfsten called for a motion for approval.

MOTION: Council Member Gardner moved to approve §4 - CONSENT AGENDA (a) and (c) as presented. Council Member Willesen seconded the motion. Motion carried unanimously.

5. Items for Individual Consideration.

- a. Resolution No. R24-014: Present, discuss and consider action on a Resolution approving a sixth Amended and Restated Memorandum of Understanding (MOU) between the Town of Addison and Co- Developers AMLI Residential and Quadrant Investment Partners for the Addison Circle Area Transit Oriented Mixed-Use Development Project and authorizing the City Manager to execute the sixth Amended and Restated MOU. [Director of Economic Development Wayne Emerson]

MOTION: Mayor Pro-Tempore Resnik moved to approve Resolution No. R24-014 approving a sixth amended and restated memorandum of understanding (MOU). Council Member Craig seconded the motion. Motion carried unanimously.

- b. Ordinance No. O24-002: Present, discuss, and consider action on an Ordinance granting a Meritorious Exception to Chapter 62 of the Code of Ordinances for Nando's Peri Peri, located at 5100 Belt Line Drive, Suite 728, in order to allow a 1,000 square-foot mural on portions of the north and east facades and to allow an additional attached wall sign on the north facade. (Case MR2023-07/5100 Belt Line Drive, Suite 728 - Nando's Peri Peri). [Planning & Development Manager, Lesley Nyp]

MOTION: Council Member Craig moved to approve Ordinance No. O24-002 granting a meritorious exception for Nando's Peri Peri. Council Member Willesen seconded the motion. Motion carried unanimously.

- c. Ordinance No. O24-003: Present, discuss, and consider action on a request for a Meritorious Exception to Chapter 62 of the Code of Ordinances for Frost Bank, located at 3820 Belt Line Road, in order to allow Frost Bank to construct a detached single-tenant pole sign within the Addison Town Center Special District. (Case MR2023-06/3820 Belt Line Road - Frost Bank).

MOTION: Mayor Pro-Tempore Resnik moved to approve Ordinance No. O24-003 granting a

meritorious exception for Frost Bank. Council Member Willeesen seconded the motion. Motion carried unanimously.

6. **Items of Community Interest.** *The City Council will have this 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, Mayor Arfsten adjourned the meeting at 9:26 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, Interim City Secretary

City Council (FY24)

4. c.

Meeting Date: 02/13/2024

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the January 24, 2024 Joint City Council, Comprehensive Planning Committee, and Planning & Zoning Commission Meeting.

BACKGROUND:

The minutes for the January 24, 2024 City Council, Comprehensive Planning Committee, and Planning & Zoning Joint Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - January 24, 2024 Joint Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL AND ADDISON PLANNING & ZONING COMMISSION

January 24, 2024

Addison Conference Centre
15650 Addison Road, Addison, TX 75001
6:00 p.m. Special Joint Meeting

City Council 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 Marlin Willesen

Planning & Zoning Commission Present – Chair Denise Fansler; Commissioner Tom Braun; Commissioner Jimmy Barker; Commissioner Chris DeFrancisco; Commissioner Zachary Faircloth; Commissioner Chelsea Smith

JOINT MEETING

The Addison City Council, Planning & Zoning Commission, and Comprehensive Plan Advisory Committee will convene in the Council Chambers beginning at 6:00 PM.

1. **Call Addison City Council and Planning & Zoning Commission Joint Meeting to Order and Announce that a Quorum is Present:**
 - Mayor Bruce Arfsten - Addison City Council
 - Chair Denise Fansler – Addison Planning & Zoning Commission
 - Chair Susan Halpern – Addison Comprehensive Plan Advisory Committee

Mayor Arfsten, Chair Fansler, and Chair Halpern called the meeting to order and announced that a quorum was present at 6:01 PM.

2. **Pledge of Allegiance.** United States and Texas Flags
-

Work Session Reports

3. **Present and discuss a progress update on the Advance Addison 2050 Comprehensive Plan.**

Verdunity’s Project Manager Kevin Shepherd presented a progress update on the Advance Addison 2050 Comprehensive Plan.

4. **Conduct interactive activities, discuss, and share feedback on Town values, assets, aspirations, and decision-making principles.**

Verdunity’s team led the participants through interactive activities and discussions regarding the Town’s values, assets, aspirations, and decision-making principles.

5. **Present and discuss the Advance Addison 2050 Comprehensive Plan “Meeting in a Box” community engagement tool.**

Verdunity’s team presented the “Meeting in a Box” community engagement tool for participants’ use as a next step for the Advance Addison 2050 Comprehensive Plan engagement.

Adjourn Meeting.

There being no further business the meeting was adjourned by Mayor Arfsten, Chair Fansler, and Chair Halpern at 7:55 PM.

TOWN OF ADDISON, TEXAS

Denise Fansler, Chair
Planning & Zoning Commission

Bruce Arfsten, Mayor
City Council

ATTEST:

Valencia Garcia, Interim City Secretary

City Council (FY24)

5. a.

Meeting Date: 02/13/2024

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of the Long-Term Financial Plan

AGENDA CAPTION:

Present, discuss, and consider action on an Ordinance to amend Chapter 74, Section 74-51 of the Code of Ordinances to increase the amount of a Homestead Exemption for individuals over sixty-five years of age.

BACKGROUND:

As directed during the FY 2024 budget workshop, staff discussed the Senior Property Tax Exemption in Addison and provided information related to comparison cities and other cities in Dallas County during the January 23, 2024 Council meeting. At the January 23, 2024 meeting, Council requested additional information that will be presented for this item, as well as an action item in the form of an ordinance to increase the homestead exemption for residential property owners aged sixty-five and older.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - Senior Exemption

Presentation - Senior Exemption

ORDINANCE NO. O-24-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AMENDING CHAPTER 74, SECTION 74-51 OF THE CODE OF ORDINANCES, TO ADOPT AN INCREASE IN THE AMOUNT OF A HOMESTEAD EXEMPTION FOR INDIVIDUALS OVER SIXTY-FIVE (65) YEARS OF AGE, FROM FIFTY THOUSAND DOLLARS (\$50,000) TO _____ (\$XXX,XXX) IN CONFORMITY WITH THE LAWS OF THE STATE OF TEXAS AND THE TOWN; PROVIDING REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Constitution Article 8 and the Section 11.13(d) of the Texas Property Tax Code authorizes the City Council for the Town of Addison, Texas, to provide for an exemption from taxation by the Town of a portion of the appraised value of a residence homestead of individuals who are sixty-five (65) years of age, or older; and

WHEREAS, the City Council for the Town of Addison, Texas desires to increase the amount of the residence homestead exemption for individuals who are sixty-five years of age, or older;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. All the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Chapter 74, Section 74-51(a) of the Town’s Code of Ordinances is hereby amended to state the following:

“Pursuant to article 8, section 1-b, of the state constitution, and upon the owner, filing the required application form with and being approved by the Dallas Central Appraisal District, **\$XXX,XXX.XX** of the assessed value of resident homesteads, married or unmarried, including those living alone, of persons 65 years of age or older, shall be exempt from town ad valorem taxes.”

SECTION 3. This Ordinance shall become and be effective on and after its adoption and publication and shall apply to tax year 2024 and subsequent tax years.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the **13th** day of **FEBRUARY**, 2024.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

APPROVED AS TO FORM:

Valencia Garcia, City Secretary

Whitt Wyatt, City Attorney

Senior Tax Exemption Update

ADDISON

Recap of Prior Presentation

- Currently offer Homestead exemption of 20% of the appraised property value
- Currently offer Senior Exemption of \$50,000
- Average Senior Exemption:
 - Comparison Cities (w/o University Park) = \$82,667
 - Dallas County Cities (w/o University Park) = \$51,547
- Each \$10,000 in added Senior Exemption will:
 - Save each average Senior property owner about \$61/year
- To include any exemption changes in appraisal notices, ordinance must be adopted by the end of February

Questions from Prior Meeting

- When was the 20% homestead adopted?
 - 1982
- When were the Senior and Disabled exemption amounts set?
 - 1982
- Provide an example using \$93,500 as the Senior Exemption.

Senior Exemption	Taxable Value Loss	Revenue Reallocation	Savings Per Senior Exemption	Tax Rate Impact
93,500	34,060,500	207,708	263.75	0.003493

Questions from Prior Meeting

- Provide more information about how Addison compares to Coppell, Farmers Branch and Carrollton.

	Number of Senior Exemptions	Percentage of Senior Exemptions	Homestead Exemption	Senior Exemption	Average Senior Taxable Value	Tax Rate	Average Senior Tax Bill
Addison	783	33.28%	20.00%	50,000	341,110	0.609822	2,080.17
Coppell	2,539	22.13%	5.00%	100,000	361,244	0.553750	2,000.39
Farmers Branch	2,474	28.10%	20.00%	100,000	173,141	0.491818	851.54
Carrollton	9,092	25.67%	20.00%	87,000	226,310	0.569000	1,287.70

Questions from Prior Meeting

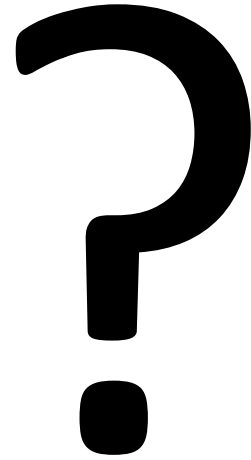
- Include the Homestead Exemption into the presentation calculations:

Taxing Entity	Appraised Value	Homestead Exemption	Senior Exemption	Taxable Value
Addison	493,644	20%	50,000	344,915
Allen	493,644	5%	50,000	418,962
Carrollton	493,644	20%	87,000	307,915
Coppell	493,644	5%	100,000	368,962
Farmers Branch	493,644	20%	100,000	294,915
Flower Mound	493,644	13%	150,000	281,939
Frisco	493,644	15%	80,000	339,597
Grapevine	493,644	20%	60,000	334,915
Irving	493,644	20%	50,000	344,915
Lewisville	493,644	0%	60,000	433,644
McKinney	493,644	0%	85,000	408,644
Plano	493,644	20%	40,000	354,915
Richardson	493,644	0%	130,000	363,644

Questions from Prior Meeting

- What is the average home value of the comparison cities?

Taxing Entity	Average Home Value
Addison	493,644
Allen	540,554
Carrollton	419,426
Coppell	570,100
Farmers Branch	386,453
Flower Mound	664,491
Frisco	728,921
Grapevine	489,037
Irving	368,593
Lewisville	449,579
McKinney	510,713
Plano	542,264
Richardson	430,783
University Park	2,465,129



City Council (FY24)

5. b.

Meeting Date: 02/13/2024

Department: Parks & Recreation

Pillars: Excellence in Asset Management

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution adopting a grant program in conformance with Chapter 380 of the Texas Local Government Code providing financial incentives for the improvement and maintenance of masonry perimeter residential screening walls throughout the Town and providing for an effective date.

BACKGROUND:

This item is a follow-up to presentations staff made to Council in 2022 and 2023 regarding the maintenance of masonry perimeter screening walls in residential areas. The previous presentations were made in response to several neighborhood groups requesting the Town maintain their masonry perimeter screening walls. Some of the groups indicated that the Town's leadership had previously made a verbal commitment to maintain the walls. As a result of those requests and conversations, the Town hired a consultant to look into ownership and maintenance responsibilities of masonry perimeter screening walls for the neighborhoods in Addison. The consultant reported their findings at the August 22, 2023 Council meeting. The report identified that the proper easements/agreements were not in place to assign wall maintenance obligations to the Town for the majority of the neighborhoods in Addison. Where there are wall maintenance agreements/easements in place, the Town will continue to maintain those walls. To address wall maintenance for areas where an agreement/easement is in place staff proposed establishing a grant that would allow the Town to participate in the costs of wall maintenance without dedicating a considerable amount of time and expense to acquiring easements for wall maintenance.

Council directed staff to conduct research and present information regarding grant programs other cities offer to help cover maintenance costs of aging infrastructure in their communities and to provide a framework for a proposed grant program that could be facilitated in Addison. Staff presented this information to Council at the November 11, 2023 meeting. Council provided feedback and directed staff to move forward with the proposed Neighborhood Vitality Grant. This item is for the consideration of implementing the Neighborhood Vitality Grant Program and approving the general framework that

has been established for the grant program which is attached to the resolution as Exhibit A. Staff will make a presentation giving an overview of the grant framework.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Neighborhood Vitality Grant

Resolution - Neighborhood Vitality Grant

Neighborhood Vitality Grant

Addison City Council 2-13-2024

The logo for the City of Addison, featuring the word "ADDISON" in blue, uppercase, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a grey triangle in the top-left corner and a grey triangle in the bottom-right corner.

ADDISON

Background

A Neighborhood Vitality Grant is being proposed at Council's Direction to address maintenance of residential masonry perimeter screening walls in Addison.

The proposed grant resulted from presentations staff made to Council in September 2022, August 2023 and November 2023 regarding maintenance responsibility of Masonry Single-Family Residential Perimeter Screening Walls. The following determinations were made:

- In most instances the maintenance of existing masonry perimeter screening walls is not the responsibility of the Town.
- Masonry screening walls are a benefit to the Town and the neighborhood they are associated with.
- For the purpose of this discussion a screening wall will be defined as a masonry wall around the perimeter of a residential subdivision.



This presentation will focus on the framework of the proposed Neighborhood Vitality Grant

Purpose

The Addison Neighborhood Vitality Grant Program is a new program established by the City Council in 2024. The program is administered by Neighborhood Services to provide matching funds to help ensure the vitality of Addison neighborhoods.

The sole purpose of this program is to address aging infrastructure by providing funds to supplement the maintenance of residential masonry perimeter screening walls in Addison with the intent to:

- Preserve the physical condition of Addison's neighborhoods.
- Encourage continuity of an area.
- Protect community pride and neighborhood identity.
- Address structural issues that might pose as a safety concern.

By investing in the maintenance of perimeter screening wall infrastructure, the entire community of Addison will benefit. Addison's contribution in the program will address issues that town infrastructure may have caused to screening walls, such as trees adjacent to wall footings, etc.

Who Can Apply?

Both individual homeowners and neighborhood groups, such as an HOA, are eligible to apply for the grant program. Where a formal neighborhood group does exist, the application must be coordinated with the neighborhood group. HOA coordination will help ensure consistency of repairs / materials, economy of scale, planned phasing of work, will help streamline the process and ensure the HOA requirements are met.

Where there is not a neighborhood group individual homeowners may apply for the grant. In this instance, it is encouraged for neighbors to work together and submit a joint application to address maintenance needs consecutively.

A list of Addison Neighborhood Groups is provided below:

- Addison Place
- Grand Addison
- La Mirada
- Addison Timbers
- Oaks North
- Stanford Court Villas
- Towne Lake
- Townhomes of Addison

When Are Applications Accepted?

Grants applications are accepted annually from August 1st – 30th. Applications will be reviewed by Town Staff in September. During this period, staff may request additional information from the applicants to aid with the review process. Applicants will receive notification of grant awards during the month of October. Grants may be awarded during a Fiscal Year other than the one in which the application was received. Staff will have discretion to allow an emergency application outside of the standard timeframe.

Can the Grant Address Existing Damage?

With the intent to protect the vitality of Addison's neighborhoods staff recommends the grant address this issues. Staff also recommends through the acceptance of grant funds the applicant agrees to maintain the wall in perpetuity moving forward.

Match & Reimbursement Information

The grant program is a matching program where the applicant is required to provide 20% of the funds for the project and the Town will reimburse the applicant for 80% of the project. The applicant(s) will be responsible for paying invoices for the work and the Town will reimburse the applicant for the work.

Matching contributions can be made with cash, donations of materials and volunteer hours. Information for in kind donations or time spent will need to be included in the grant application and will be approved on a case-by-case basis.

Implementation Process

- Applicants will be notified if their application is awarded in October.
- Applicants are responsible for selecting a contractor and working with them to get the work completed.
- The Town will develop a list of prequalified contractors for applicants to use a resource.
- It is the responsibility of the applicant to identify and work with reliable vendors and to ensure the necessary inspections and permits are obtained.

Grant Payments

- Applicants may submit two reimbursement requests to the Town. One for project mobilization and a second at completion of the project.

Questions

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal lines and a grey triangle.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS ADOPTING A GRANT PROGRAM IN CONFORMANCE WITH CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE PROVIDING FINANCIAL INCENTIVES FOR THE IMPROVEMENT AND MAINTENANCE OF MASONRY PEREMITER RESIDENTIAL SCREENING WALLS THROUGHOUT THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Addison (“Town”) is authorized by Chapter 380 of the Texas Local Government Code to adopt and administer economic development programs to enhance and promote investment in the local community; and

WHEREAS, the City Council has studied the current condition of the existing residential neighborhood perimeter screening walls located throughout the Town and has identified a need to address the deteriorating structural and visual condition of the privately owned and maintained walls; and

WHEREAS, City Council has determined that it is in the best interest of the community to adopt a financial incentive grant program to promote the improvement and maintenance of the residential neighborhood perimeter screening walls located throughout the Town (the “Program”); and

WHEREAS, the Program will be known as the Addison Neighborhood Vitality Grant Program and administered in conformance with the Program guidelines attached hereto as **Exhibit A**; and

WHEREAS, the City Council hereby finds that adopting the Program will directly benefit the Town’s residents and surrounding businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The City Council hereby adopts and approves the Addison Neighborhood Vitality Grant Program, which shall be administered in conformance with the Program Guidelines, a copy of which is attached to this Resolution as **Exhibit A.**

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **13th** day of **FEBRUARY**, 2024.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, Interim City Secretary



Neighborhood Vitality Grant



What Is The Program Purpose?

The Addison Neighborhood Vitality Grant Program is a new program established by the City Council in 2024 and administered by Neighborhood Services. The purpose of the program is to provide matching funds to help ensure the vitality of Addison neighborhoods. The sole purpose of this program is to address aging infrastructure by providing funds to supplement the maintenance of residential masonry perimeter screening walls in Addison with the purpose of:

- Preserving the physical condition of Addison's neighborhoods.
- Encouraging continuity of an area.
- Protecting community pride and neighborhood identity.

By addressing screening wall infrastructure the entire community of Addison will benefit.

Who Can Apply?

Both individual homeowners and neighborhood groups are eligible to apply for the grant program and applications are considered on a case-by-case basis. Where a neighborhood group does exist the application must be coordinated with the neighborhood group. Where there is not a neighborhood group individual homeowners may apply for the grant. In this instance, it is encouraged for neighbors to work together and submit a joint application to address maintenance needs consecutively.

A list of Addison Neighborhood Groups is provided below:

- Addison Place
- Grand Addison
- La Mirada
- Midway Meadows
- Oaks North
- Stanford Court Villas
- Towne Lake
- Townhomes of Addison

When Are Applications Accepted?

Grants applications are accepted annually from August 1st - August 30th. Applications will be reviewed by Town Staff September 1st - September 30th. During this period, staff may request additional information from the applicants to aid with the review process. Applicants will receive notification of grant awards on October 1st. Grants may be awarded during a Fiscal Year other than the one in which the request was made.

Match & Reimbursement Information

The grant program is a matching program where the applicant is required to provide 20% of the funds for the project and the Town will reimburse the applicant for 80% of the project. The applicant(s) will be responsible for paying invoices for the work and the Town will reimburse the applicant for the work.

Matching contributions can be made with cash, donations of materials and volunteer hours. Information for in kind donations or time spent will need to be included in the grant application and will be approved on a case-by-case basis. Below is a list of pre-established volunteer hours that will be considered as a portion of the required match.

Description	Maximum	Hourly Rate
Time spent filling out grant application	5 Hours /Adjacent Property	\$23.00
Time spent soliciting quotes	10 Hours	\$23.00

Sweat Equity labor will not be considered a component of the match unless the entity providing the sweat equity is a licensed and insured contractor that has a proven track record working on similar projects.

Donated Professional Services will be considered for the match if the work is conducted by a licensed professional in the State of Texas. A letter or invoice from the professional on their company letterhead documenting their usual fee, projected hours and how much they are donating is required for the application.

Selection Notice

Applications will be reviewed over a 30-day period and all applicants will be notified, in October, whether their submission will be awarded grant funds or not. No sitework may begin prior to a Notice to Proceed being issued from the Town. Engineer / architectural drawings and site surveys are not considered to be sitework and may be completed prior to the application in order to estimate the project. Any work that has been started prior to notice to proceed being issued will be disqualified from participating in the grant cycle. All projects must obtain the required permits and agreements prior to the start of the project.

Reimbursement Requests

Two requests for reimbursement may be submitted, one at the beginning of the project for mobilization and the second at the completion of the project. All requests for reimbursement must be accompanied by invoices, proof of payment for invoices (such as a bank statement showing the cleared payment) before and after photos, volunteer hour log (if applicable) and a completed project budget worksheet. Allow 4 weeks for processing.

Due Diligence

It is the responsibility of the neighborhood group or individual homeowner to research the ownership of the property being improved. A maintenance agreement between a neighborhood group and an individual property owner may be required. It is the responsibility of the involved parties to complete this agreement and attach it to the application.

Contractor Selections

The applicant is responsible for selecting a contractor to work with. The Town of Addison will provide a pre-qualified list of contractors that meet town requirements for consideration by the applicant.

Permits

It is the responsibility of the neighborhood group of property owner and the contractor to ensure required permits are obtained for work being performed. Please contact Building Inspections to confirm necessary permits for the group's specific project.

Maintenance

All recipients of grants funds are required to maintain their project in perpetuity. Applicants must have a well-developed, long-term plan for maintaining and or repairing any improvements.

City Council (FY24)

5. c.

Meeting Date: 02/13/2024

Department: Parks & Recreation

Pillars: Optimize the Addison Brand

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution approving the installation of a public art piece created by artist Kevin Box to be located in a public access easement within the Jefferson Aero Development.

BACKGROUND:

The Addison Arbor Foundation (AAF) is proposing to locate a painted cast aluminum sculpture on a weathered steel base within a public access easement located in the Jefferson Aero Development located at the intersection of Addison Road and Airport Parkway. It will be visible to the public from Airport Parkway. The sculpture measures 90" x 29" x 30" and will be integrated into a landscape area located within a courtyard that is accessible by the public.

The proposed sculpture has been created by Kevin Box as a numbered edition piece and is titled "Folding Planes." Mr. Box's work is inspired by origami which he creates in his studio located outside of Santa Fe, New Mexico. Mr. Box's web page describes the sculpture, "Folding Planes," as telling a story of a piece of paper dreaming of flying. It begins at the bottom of the sculpture with a blank page and proceeds through seven simple folds to the top where the airplane takes flight. Each fold symbolizes a choice or action taken to transform dreams into reality. Examples of Kevin Box's work can be found throughout the DFW region and the country.

The AAF will make a presentation to Council which will include photos of the proposed installation.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Folding Planes Sculpture

Presentation - Folding Planes

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING THE INSTALLATION OF A PUBLIC ART PIECE CREATED BY ARTIST KEVIN BOX TO BE LOCATED IN A PUBLIC ACCESS EASEMENT WITHIN THE JEFFERSON AERO DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Addison Arbor Foundation desires to install certain public art for the Town of Addison (“City”) by artist Kevin Box, which consists of folding airplanes in cast aluminum.

WHEREAS, the City Council desires to accept the donation of the Public Art from the Addison Arbor Foundation and approve the placement of the Public Art in the public access easement in the Jefferson Aero development which is connected to the streetscape on Airport Parkway.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The Addison City Council approves and accepts the donation of the Public Art by artist Kevin Box from the Addison Arbor Foundation, as shown in **Exhibit A** attached hereto. The City Council further authorizes the installation of the foregoing Public Art by the Addison Arbor Foundation in the public access easement in the Jefferson Aero Development.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **13th** day of **February**, 2024.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, Interim City Secretary

EXHIBIT A

Pictured below “Folding Planes” sculpture by artist Kevin Box



Conceptual plan illustrating artwork location



Architect's Conceptual Rendering





ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

Materials: Painted Cast Aluminum on
Weathered Steel Base

Size: 90" x 29" x 30"

Title: Folding Planes - Numbered Edition

Location: Jefferson Aero Public Access
Easement





ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

Materials: Painted Cast Aluminum on
Weathered Steel Base

Size: 90" x 29" x 30"

Title: Folding Planes – Numbered Edition

Location: Jefferson Aero Public Access
Easement



Proposed sculpture location is within an easement located in a public access easement within the Jefferson Aero Development.



ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

Materials: Painted Cast Aluminum on
Weathered Steel Base

Size: 90" x 29" x 30"

Title: Folding Planes – Numbered Edition

Location: Jefferson Aero Public Access
Easement





ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

Materials: Painted Cast Aluminum on
Weathered Steel Base

Size: 90" x 29" x 30"

Title: Folding Planes – Numbered Edition

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ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

Materials: Painted Cast Aluminum on
Weathered Steel Base

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ADDISON ARBOR FOUNDATION

Public Art Location Request

Artist: Kevin Box

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Weathered Steel Base

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Location: Jefferson Aero Public Access
Easement

