

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

**NOTICE AND AGENDA OF WORKSHOP AND SPECIAL CALLED MEETING  
CITY OF BALCH SPRINGS, TEXAS  
FEBRUARY 16, 2021  
6:00 PM  
CITY HALL  
13503 ALEXANDER ROAD  
BALCH SPRINGS, TEXAS 75181**

**VIDEOCONFERENCE MEETING:** In accordance with Governor Abbott's executive orders temporarily suspending certain provisions of the Texas Open Meetings Act that require a quorum of the City Council and the public to gather at a single location, in an effort to mitigate the spread of COVID-19 while preserving government transparency and maintaining government operations, the Workshop and Special Called Meeting of the City Council scheduled on February 16, 2021 at 6:00 PM will be conducted by videoconference.

**There will be no public access to the location specified above. Less than a quorum of council members will be physically present at the location, however, a quorum will participate in the teleconference meeting.**

**Members of the public may participate by joining at:**

Join Zoom Meeting

<https://us02web.zoom.us/j/85470383975?pwd=L3k5YmVYWYxTGd0TGITY3IrcjILDz09>

Meeting ID: 854 7038 3975

Passcode: 745931

One tap mobile

+13462487799,,85470383975#,,,,\*745931# US (Houston)

+16699009128,,85470383975#,,,,\*745931# US (San Jose)

**Call to order.**

**Identification of quorum.**

**PUBLIC COMMENTS**

**PUBLIC COMMENT GUIDELINES**

This portion of the agenda is the public's opportunity to address the Council about a matter listed on the meeting agenda, except public hearings included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law.

Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.

To continue to allow the public the ability to address the City Council on matters listed on the agenda during the temporary suspension of in-person meetings, the following alternate method should be used to submit public comments to the Council:

Email comment(s) regarding any item on the agenda to the **City Secretary at [cgross@cityofbalchsprings.com](mailto:cgross@cityofbalchsprings.com) by 5:00 PM on Tuesday, February 16, 2021**. Prior to the meeting, the emails received by the time indicated will be provided to the council members. Please make sure to include your name, address, phone number, and comment in the body of the email.

Under Sec. 22.01 of the Texas Penal Code, it is a felony of the third degree for a person to intentionally, knowingly or recklessly cause bodily injury to a public servant who is lawfully discharging an official duty, or to do so in retaliation or on account of an exercise of official power or performance of an official duty as public servant.

Further, attendees shall not use profanity, make negative/offensive gestures, or act in a hostile, harassing, or threatening manner. The Mayor or her designee has the authority to instruct any person conducting themselves in such manner to leave the meeting. Failure to promptly comply may result in law enforcement escorting the person from the property. (Texas Penal Code 42.05 Disrupting Meeting or Procession. (a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, the person obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance; (b) an offense under this section is a Class B Misdemeanor).

#### **WORKSHOP:**

- 1. Discussion regarding the Parmore Arcadia Trails Senior Housing Development by JPI Development and Recon Capital and related Arcadia Trails Development plan activity.**
- 2. Discussion regarding a No Objection Resolution and MOU in Support of the Torrington Arcadia Trails Workforce Housing Development project located at 3811 South Beltline Road.**
- 3. Discussion regarding a Development Agreement with Bloomfield Homes PL, Recon Capital LLC, TDI Affordable Development LLC for capital infrastructure and roadway improvements related to the Arcadia Trails Master Planned Development located at 3811 South Beltline Road, 4600 Mercury Road and 14804 Lakeside Road.**
- 4. Discussion regarding: (i) appointment of the initial board of directors to the Balch Springs Public Facility Corporation (PFC); (ii) the resolution authorizing the formation of the Balch Springs PFC; and (iii) the Certificate of Formation.**
- 5. City Council calendar.**

#### **SPECIAL MEETING:**

#### **NOTICE OF EXECUTIVE SESSION**

6. In accordance with Texas Government Code, Chapter 551, the City Council will recess in Executive Session to discuss the following, pursuant to:
  - A. Section 551.071: Consultation with the 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 the Texas Open Meetings Act, re: (i) Balch Springs Public Facility Corporation; and (ii) Fire Chief.
  - B. Section 551.074: Deliberate the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; re: Fire Chief.
  - C. Section 551.087: Deliberate economic development incentives, re: Balch Springs Public Facility Corporation.

**RECONVENE INTO OPEN SESSION**

7. Take action, if any, on matters discussed in Executive Session.
8. Adjourn.

I, Cindy Gross, City Secretary of the City of Balch Springs, Texas, do hereby certify that the above notice of the Workshop and Special Called Meeting of the Balch Springs City Council was posted on the City's website and City Hall, 13503 Alexander Road, Balch Springs, Texas, on the 12th day of February, 2021 at 4:00 PM.

**Cindy Gross**  
**City Secretary**

**This building is wheelchair accessible. Any requests for interpretive signing services must be named 48 hours in advance of the scheduled meeting. To make arrangements please call 972-286-447744 ext. 210 and ask for Cindy Gross, City Secretary.**