



**MINUTES OF THE BRIEFING AND REGULAR MEETING
VIA VIDEOCONFERENCE OF THE CITY COUNCIL
CITY OF BALCH SPRINGS
MARCH 8, 2021
6:30PM – BRIEFING
7:00PM – REGULAR MEETING**

The City Council of the City of Balch Springs, Texas conducted the briefing meeting via videoconference on Monday, March 8, 2021, 6:32 p.m.

Present: Councilmember Singletary (In-person), Councilmember Shelby (via videoconference), Councilmember Segroves (via videoconference), Mayor Pro Tem Rushing (via videoconference), Councilmember Myles (via videoconference), Councilmember Hill (via videoconference) and Mayor Gordon (In-person).

BRIEFING MEETING AT 6:30PM

A. Briefing regarding Fiscal Year 2021 Financial Report.

Geneva Mendez, Chief Financial Officer, will be presenting the Fiscal Year 2021 Financial Report at the March 22, 2021 Council Meeting.

B. Briefing regarding the Multi-Family Inspection Program.

City Manager stated that the Multi-Family Inspection Program will be coming before Council on March 22nd, to discuss if council would like to proceed with the program and add to the budget.

The City Council of the City of Balch Springs, Texas conducted the Regular meeting via video conference on Monday, March 8, 2021, 7:00 p.m.

Call meeting to order - Mayor Gordon (In-person) called the meeting to order at 7:00 p.m.

Identification of a quorum

Councilmember Singletary (In-person)
Councilmember Shelby (via videoconference)
Councilmember Segroves (via videoconference)
Mayor Pro Tem Rushing (via videoconference)
Councilmember Myles (via videoconference)
Councilmember Hill (via videoconference)

Mayor Gordon (In-person)

Staff:

Susan Cluse, City Manager (via videoconference)

Cindy Gross, City Secretary (In-person)

Amanda Davis, City Attorney (via videoconference)

Invocation – The invocation was given by City Councilmember Singletary.

Pledge – The pledge of allegiance to the US Flag and Texas Flag was led by City Councilmember Segroves.

Public Comment

David Stone, 11710 Manon - spoke in opposition of employment contracts.

REPORTS/UPDATES:

1. Report(s) by City Council Board, Commission or Committee Liaison(s) and Executive Staff regarding items of community interest.

Police Chief Haber stated that he has spoken with Ourcalling Organization to conduct a survey of the city's homeless population.

William Freeman, Public Works, briefed the City Council on the road conditions on Hickory Tree Road, between Quail Drive and Elam Road, and city staff is working on a plan for the repairs.

Chris Dyser, Planning Department, briefed the City Council on the 2020 Highway Safety Improvement Program regarding Beltline Road and Mercury Road.

Councilmember Myles – Planning and Zoning Commission Liaison – announced that a virtual community meeting will be held on March 9th at 6:00pm regarding a proposed development by LDG Development, and the proposed LDG Developments will be coming before City Council in March and April for council consideration.

2. Update on COVID-19 public health and safety measures, cases, and associated pandemic matters.

Brad Harris, Emergency Management Coordinator, reported that the city receives most of their reports from Dallas County, and that the city currently has (3,176) total COVID-19 cases. Mr. Harris stated that the COVID-19 testing facility at the Civic Center, will continue through March 31st. Mr. Harris stated that there was about 5 cases within the city that reported damages due to winter storm in February, and there were no damages to any city facilities. City staff is working with FEMA regarding a grant for any reimbursements that city would be entitled to.

PUBLIC HEARING(S):

1. **Conduct a Public Hearing regarding a No Objection Resolution for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable workforce rental housing community and a Memorandum of Understanding for property located at 3811 South Beltline Road related to the Torrington Arcadia Trails Workforce Housing Master Planned Development between the City of Balch Springs and JPI Development dba TDI Affordable Development LLC.**

Mayor Gordon Opened the Public Hearing at 7:19 PM, regarding the No Objection resolution for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable workforce rental housing community and Memorandum of Understanding (MOU) agreement for property located at 3811 South Beltline Road related to the Torrington Arcadia Trails Workforce Housing Master Planned Development by the Balch Springs Public Facility Corporation (PFC) and JPI Development dba TDI Affordable Development LLC.

Marie Tedei, 4708 Pioneer Road, Balch Springs – addressed concerns regarding housing tax credit developments.

Ryan Combs, JPI Development, addressed that there are other housing tax credits developments and property tax exemptions within the city and they are working with a partnership with the city.

Mayor Gordon Closed the Public Hearing at 7:23 PM, regarding the No Objection resolution for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable workforce rental housing community and Memorandum of Understanding (MOU) agreement for property located at 3811 South Beltline Road related to the Torrington Arcadia Trails Workforce Housing Master Planned Development by the Balch Springs Public Facility Corporation (PFC) and JPI Development dba TDI Affordable Development LLC.

INDIVIDUAL ITEMS:

1. **Consideration and action on a resolution and related Advance Funding Agreement with the Texas Department of Transportation regarding the 2019 TxDOT Safe Routes to School sidewalk grant.**

Mayor Pro Tem Rushing moved to approve a resolution and related Advance Funding Agreement with the Texas Department of Transportation regarding the 2019 TxDOT Safe Routes to School sidewalk grant (Res. 873-21). Councilmember Shelby seconds the motion. Mayor Pro Tem Rushing moved to amend the motion to remove Quail Drive, and to add Lake June Road and Hickory Tree Road. Councilmember Shelby accepts the amendment. Voting for this motion were Councilmember Singletary, Councilmember Shelby, Councilmember Segroves, Mayor Pro Tem Rushing, Councilmember Myles and Councilmember Hill. **Motion passed. (6-0)**

2. **Consideration and action to declare the Mayor's office and Place 5 of the City Council as running unopposed in the May 1, 2021 General Election and on an ordinance to cancel the Mayor's office and Place 5 from the ballot.**

Councilmember Singletary moved to approve the cancellation of the General Election on May 1, 2021, as the same applies to the Mayor and Place 5 and declaring the election of unopposed candidates for Mayor and Place 5 of the City Council (Ord. 3227-21). Mayor Pro Tem Rushing seconds the motion. Voting for this motion were Councilmember Singletary, Councilmember Shelby, Councilmember Segroves, Mayor Pro Tem Rushing, Councilmember Myles and Councilmember Hill. **Motion passed. (6-0)**

3. **Consideration and action regarding a No Objection Resolution for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable workforce rental housing community and a Memorandum of Understanding for property located at 3811 South Beltline Road related to the Torrington Arcadia Trails Workforce Housing Master Planned Development between the City of Balch Springs and JPI Development dba TDI Affordable Development LLC.**

Mayor Pro Tem Rushing moved to approve a No Objection Resolution for the submission of an application to the Texas Department of Housing and Community Affairs for housing tax credits for a proposed affordable workforce rental housing community and a Memorandum of Understanding for property located at 3811 South Beltline Road related to the Torrington Arcadia Trails Workforce Housing Master Planned Development between the City of Balch Springs and JPI Development dba TDI Affordable Development LLC. (Res. 874-21). Councilmember Hill seconds the motion. Voting for this motion were Councilmember Shelby, Councilmember Segroves, Mayor Pro Tem Rushing, Councilmember Myles and Councilmember Hill. Voting in opposition was Councilmember Singletary. **Motion passed. (5-1)**

4. **Consideration and action regarding approval to remove Vanessa Forsythe from the Animal Advisory Board and to appoint Danny Gammon.**

Mayor Pro Tem Rushing moved to approve the removal of Vanessa Forsythe from the Animal Advisory Board and to appoint Danny Gammon. Councilmember Hill seconds the motion. Voting for this motion were Councilmember Singletary, Councilmember Shelby, Councilmember Segroves, Mayor Pro Tem Rushing, Councilmember Myles and Councilmember Hill. **Motion passed. (6-0)**

5. **Consideration and action regarding approval to purchase a 2021 Godwin CD225M Dri-Prime Pump from Xylem Dewatering Solutions at a cost not exceed \$75,734.30, from the Waste Water Utility Capitol Improvement Fund.**

Postponed until March 22, 2021.

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:

Mayor Gordon convened into closed session at 8:05 PM.

A. Section 551.071; Consultation with the attorney regarding pending or contemplated litigation, or a settlement offer; or 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) Cause no. 317CV01208M; (ii) City Manager.

B. Section 551.074: Deliberate the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; re: (i) Fire Chief.

RECONVENE INTO OPEN SESSION

Mayor Gordon reconvened into open session at 10:10 pm.

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

Mayor Pro Tem Rushing moved to appoint Battalion Chief John Booth as the Interim Fire Chief. Councilmember Segroves seconds the motion. Voting for this motion were Councilmember Singletary, Councilmember Shelby, Councilmember Segroves, Mayor Pro Tem Rushing, Councilmember Myles and Councilmember Hill. **Motion passed. (6-0)**

Councilmember Singletary moved to postpone the City Manager's contract negotiations until the March 22, 2021 City Council Meeting. Councilmember Segroves seconds the motion. Mayor Pro Tem Rushing moved to have a special meeting on March 15, 2021 to negotiation with the City Manager contract. **Motion died for a lack of a second.** Voting for the main motion to postpone the City Manager's contract negotiations until the March 22, 2021 City Council Meeting, were Councilmember Singletary, Councilmember Shelby, Councilmember Segroves, Councilmember Myles and Councilmember Hill. Voting in opposition was Mayor Pro Tem Rushing. **Motion passed. (5-1)**

8. Requests for information, and/or new business to be placed on future agendas.

Councilmember Singletary

- City Managers comparable' s regarding duties and responsibilities from other city's.

Councilmember Rushing

- Handicap parking in residential areas.

- Review the scrap metal ordinance at a future meeting.

Mayor Gordon

- City Council Retreat on March 27th at the Civic Center.
- Town Hall Meeting regarding housing development.
- Monthly City Council Briefing's on the first Mondays of the month, monthly workshops and live streaming meetings.
- Mayor Gordon's Emergency Order per the Governor Executive Order GA-34, next agenda.

9. **Closing prayer** – Councilmember Singletary gave the closing prayer.
10. **Adjourn** - Mayor Gordon adjourned the Meeting at 10:24 pm.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON APRIL 12, 2021.