

Mayor's Quarterly 360 Meeting Minutes Thursday, March 3, 2022

1. Call to Order

Mayor Proctor called the meeting to order at 6:30pm. Councilmember Nicole Raphiel provided the invocation.

2. Introductions

Mayor introduced City Manager, Staff members, Mr. Humphries, Mr. Glover, Isom Cameron, Alicia Thomas, City Secretary, Cassandra Mendenhall, Assistant City Secretary, Matt Smith, Councilmembers Nicole Raphiel; Place 3, Letitia Hughes; Place 7, Dr. Dinah Marks; Place 5.

Disclaimer: City Council is present and are encouraged to attend; however, no official City Business will be conducted tonight should there be a quorum of Council Members.

Mayor called upon Alicia Thomas, City Secretary for questions submitted in advance:

- No questions submitted in advance

3. Community Discussion and Concerns

Mayor Proctor provided a few housekeeping rules for the meeting. Mayor Proctor called the names of residents who submitted their concerns prior to the meeting:

Tina Tuccelli / Club Parc Homeowners' Association

1. Trees falling into the creek, residents are concerned with trees backing up and there being stagnant water there, enquired if the City. Who can they follow up with at the City to get some more information about that issue?
2. Club Park guests turning left out of Club Park and are running over the landscape rocks/plants divided medium on West Moreland medium. Can the city can assist with installing warning signage?
3. Inside Club Parc, along Village Green Drive, Spectrum Fiber-Optic cable/cords not buried. Residents have tried to follow up with Spectrum directly to no avail. Can the City assist with a better Spectrum contact or have Code Inspector look at whether or not that is an issue that could be looked into further?

Mayor Proctor would like to see some sort of remedy and passed this over Brandon Wright, City Manager, The City can look into the creek issues, getting signage and finding out who do contact at Spectrum. Mr. Isom Cameron, Deputy City Manager - Operations & Neighborhood Services is to follow up on these items.

Tonya Watson-Rose / Resident at Hampton Meadows Division

1. Large Pot Hole on Hampton Road, has been patched numerous times. Is there any kind of resolution to fixing Hampton road period or any type of future work being planned?
2. Lights have been out along Hampton Road, but lights are back on now but makes the pot hole issue worse as it is hard to see.

Mayor Proctor, requested clarification on what part of Hampton road and what the major cross street is (Parkerville.) Mayor advised Ms. Watson-Rose when street lights not working to contact a Council Member, the Mayor or City Staff to get the issues corrected immediately. City Manager, Brandon Wright, confirmed with Isom Cameron, Deputy City Manager - Operations & Neighborhood Services; currently there are No road improvement plans on that part of Hampton. The city will investigate what causing the pothole to continually open up. Mr. Isom Cameron, Deputy City Manager - Operations & Neighborhood Services to follow up and verify with Development Services to see if there is an approved plan to make permanent repairs to the road.

Tameka Jackson, President Residential Board / Elerson Trace Park New Residential Board - transition this year. Two main issues to get some guidance on:

1. Community was marketed to be a gated community, had some issues/discussions with developer pertaining to this, they denied that it was ever planned to be gated. Would like an opportunity to explore to evaluate or partner with City to determine if that opportunity is available
2. Developer did not leave access to maintained the perimeter the community form the front all the way around. Developer claimed that they would install access to the back of the community between their community and the community behind them. Would like to get some guidance on this issue.

City Manager, Brandon Wright, informed Ms. Jackson that this community was not a planned 'gated community' and explained that when a gated community is planned, it is not the City's responsibility, it becomes responsibility of the Home Owners to maintain the roadway, fix the roadway, and is an additional level of liability for the Home Owners have. The City does not typically get involved and we would need to explore logistics of the access of public safety and maintaining services in that area. Suggestion was made to Ms. Jackson to get HOA Legal Representation, to help out facilitating a conversation with the City to see what is possible and what is not. The City can take a look into the access the perimeter as to the way it was planned and what the design was to verify if the community was built in consistency of the plans/designs. Requested that Ms. Jackson leaves her contact information with Isom Cameron, Deputy City Manager - Operations & Neighborhood Services.

Mayor Proctor stated that there was a recent HOA Workshop and advised them to attend any future HOA Workshops that the City organizes and requested that the Alicia Thomas, City Secretary provide information and resources from the recent HOA Workshop to Ms. Jackson.

Latrice Hudson – New resident to the City of DeSoto / Elerson Trace Park

1. Are there any plans for the City to add more retail/grocery to the neighborhood, can residents vote on what type of stores are opened in the City, concerned about the amount of liquor and smoke shops in the city?

Mayor Proctor clarified the difference between beer/wine and liquor and provided explained that City of DeSoto doesn't have liquor stores, just beer and wine stores. City Manager, Brandon Wright, explained that if the City does not own the property, they cannot mandate what type of stores the owners want to operate. He further explained that there is a City requirement that all beer/wine and smoke shops must have a radius distance of 2 miles distance between same type stores as well as restrictions on these types operating near schools. Business that are properly zoned for that type of use can set up storefronts by rights with no approval needed by Council. The City will be working will be working with a planning firm to see what is the best use of some areas and will work collectively with the Developers. This information will be published publicly when complete.

Tonya Watson-Rose / Resident at Hampton Meadows Division

1. Follow Up Question – could be for Code Enforcement, on Parkerville going on the service road there is a mobile home park near the I-35. There is a mobile home there.

City Manager, Brandon Wright, clarified location of mobile home. Mobile home is located on Parkerville near the I-35, Lancaster area. City of Lancaster has issued citations and they are close to resolving this issue.

Tamesha Hudson / New resident to the City of DeSoto / Elerson Trace Park

1. Follow up question to wife Latrice Hudson's question; Requesting clarification on what the restrictions are within the city with regards to the mile zone radius/certain zoning for discounted stores and smoke shops.
2. Can the City make an amendment to the space and square mileage or restrictions for the miles of 2-mile radius for discount stores and is the city able to widen that for those place and smoke shops?
3. Does the City have any information that could help the community to understand what 'saturation' looks like based on other areas, to compare and what information would the community needs to provide to the City to assist in getting the 2-mile distance radius moved out further.
4. Will there be an opportunity at Cockrell Hill and Beltline for a smaller market?

City Manager, Brandon Wright, the city needs to have some justification as to why we require the distance between these types of stores. The City looked at other cities and what it is that they are doing and adopted the 2-mile radius to avoid it being too concentrated. There have been studies done in other cities That has looked at the secondary side effects of the businesses themselves, crime numbers, valuation of properties' around, the impact on infrastructure. This is definitely something the city to look at if we wanted to expand the radius. With regards to smoke shops, right now it would be very difficult for a 'new' smoke shop to open up in DeSoto due to requirement for a special use requirement and it would be denied because permit, which would be denied to do the distance requirement. The existing shops have

been here before the requirements were implemented. There has been some openness from the business owners to allow for that to happen, if it is the right grocery store – not a competitor like Albertsons, so not a grocery chain.

Ernest Taylor, III / Resident Elerson Trace Park

1. Are there any future plans for Elerson between Beltline and Parkerville, the road leading to the homes is pretty bad. Are there any plans for preparing or widening the road?

City Manager, Brandon Wright, not sure if that road is on the list of repairs, it is not scheduled to be widened, differed to Isom Cameron, Deputy City Manager - Operations & Neighborhood Services; to see if that road is on a current schedule to be repaired. Deputy City Manager - Operations & Neighborhood Services Isom Cameron; Not aware of that road being on the list of repairs but will take a look at the Capital Improvement plan to see if the street is on the plan and where it is at. Mr. Taylor, III was asked to leave his contact details with Mr. Cameron for follow up.

Joe A DeCorte / San Andrews HOA

1. Requesting an update on Wintergreen by Thorntree, there was supposed to be a Sewer/Water line about 5 years ago, the bridge there is still crooked, needs some repairs and is there any update on those plans for Wintergreen, especially Cockrell Hill and Westmoreland?
2. What is the project going across Thorntree right now, they are clearing out all the trees?

City Manager, Brandon Wright, yes, it is on the scheduled for the long-term plan widening in the future, please leave your contact details with Isom Cameron, Deputy City Manager - Operations & Neighborhood Services; for follow up. Not sure what the project is on Thorntree, City Manager's office does not have any plans on that, nothing shared with any developers. Requested Mr. DeCorte leaves his contact information with Isom Cameron, Deputy City Manager - Operations & Neighborhood Services.

4. Q & A from Facebook Live Stream

1. **Ms. Goodwin:** We are in the 3rd month of the year and trash pick up is still an issue – please update on plans on the remainder of the year
RESPONSE: A few trash pickup days scheduled; March 26-2022- Spring Clean, with another scheduled sometime in September. City has ordered signage to put around the city, hired a couple people to pick up on weekends.
2. **Jenny:** Would love to put something up in the allies to control people driving up and almost taking out her fence.
RESPONSE: Send email with contact information to athomas@desostotexas.gov to see what is going on.
3. **Ms. Goodwin:** Ground covering near City Hall is too plain, can we make it look richer
RESPONSE: Duly noted, the City will definitely look into that.
4. **Ms. Pierette Parker:** How about Parkerville road – Hampton
RESPONSE: Parkerville Road repair between Hampton, Westmoreland is scheduled for repair. It is under design currently and should be completed in a month or so, moving to construction in late summer early fall.

5. **Mr. Tim Hayes:** Silvercreek HOA hasn't made any changes since building, what can we expect to see in the future.

RESPONSE: If you have a specific question email it to athomas@desototexas.gov – last time we spoke, he asked about possibly abandoning some land in the entry way.

5. Thanks

Mayor Proctor thanked people for attending and watching live and appreciates all of the questions and comments. We want to get it right to make sure that we are serving you all the best that we can, so getting your feedback, questions, we encourage you to bring things to our attention.

6. Announcements & Updates

Today is DeSoto's 73rd Birthday

Mayor Proctor announced the 73rd Birthday Homecoming Celebrations on Saturday, March 5, 2022 at 9:30-11:00am.

7. Adjournment

Mayor Proctor expressed appreciation to City Council staff and resident for their attendance. The meeting was adjourned at 7:24pm.

8. ACTION ITEMS

1. City Secretary to provide Tameka Jackson with information and resources from the recent HOA Workshop.
2. Deputy City Manager – Operations & Neighborhood Services to follow up on the following:
 - a. Club Parc Issues: trees in Creek, Signage for medium and Spectrum Fiber Optic cables
 - b. Resident at Hampton Meadows Division: check with Development Services to see if there is an approved plan for permanent road improvement on Hampton Road.
 - c. Elerson Trace Park: follow up on the community to be a planned gated community and
 - d. Elerson Trace Park: check to see if there are any future plans to fix the roads between Beltline and Parkerville
 - e. San Andrews HOA, get Mr. DeCorte's contact information and update on Wintergreen and West Moreland Road progress.

Respectfully
Submitted,



Alicia Thomas, City Secretary