

**Town of Riverdale Park**  
**Work Session Minutes**  
**March 27, 2023**  
**7:30 p.m.**

**In Attendance**

Mayor Alan K. Thompson  
CM Richard Smith, Ward 1 (arrived at 8:40 p.m.)  
CM Aaron Faulx, Ward 2  
CM David Lingua, Ward 3  
CM Thomas Sadiq, Ward 4  
CM Karen Mejia, Ward 5  
CM Hala Mayers, Ward 6

John N. Lestitian, Town Manager  
Jessica Barnes, Director of Administrative Services/Town Clerk  
Ryan Chelton, Director of Development Services  
Ivy Lewis, Director of Public Projects and Services  
Gentry Jones, Deputy Director Finance Services  
Paul Smith, Director of Finance and Employee Services  
Robert Turner, Deputy Chief of Police

**Call to Order**

Mayor Thompson called the Work Session to order at 7:51 p.m.

**Agenda Approval**

There were no changes to the agenda or stated conflicts of interest.

**Presentations**

Swearing-in of Alternate Member of Ethics Commission

Mayor Thompson administered the Oath of Office to Corey Beauford, alternate member of the Ethics Commission.

Mayor Thompson thanked Mr. Beauford for his service.

Budget updates and adjustments: John Lestitian, Town Manager

Town Manager Lestitian recognized the staff team for their work on the Proposed FY2024 Budget and reported that the operating budget was balanced, and staff would be finalizing the CIP and ARPA sections of the proposed budget tomorrow.

Town Manager Lestitian discussed the competing needs in the budget, such as the need for salary increases and the importance of making structural changes responsibly.

Town Manager Lestitian provided an overview of the revenue net expenditures and discussed the uncertainties. Town Manager Lestitian stated that the proposed budget would be outward focused and balanced.

CM Sadiq asked for clarity regarding the solutions related to the pay range study and Town Manager Lestitian provided an overview of the recommendations made by the consultant. Town Manager Lestitian discussed how it would be addressed in the proposed budget.

CM Sadiq asked if a 7% salary increase across the board was the best option based on the findings from the pay range study. Town Manager Lestitian discussed the impact of structural changes to the budget.

Town Manager Lestitian discussed the budget process and the requirement to deliver a balanced budget to the Mayor and Council.

### **Mayor's Report**

Mayor Alan Thompson reported:

- Attended an offsite meeting with 20 people and 7 people contracted COVID-19; those wearing masks did not contract it; reminder to wear masks.

### **Town Manager's Report**

Town Manager John Lestitian reported:

- A balanced proposed budget will be delivered to the Mayor and Council next week.
- Upcoming budget public hearings: Saturday, April 15 and Saturday, April 22 at 9:30 a.m. via Zoom

### **Council Committee & Ward Reports**

#### **CM Aaron Faulx, Ward 2**

CM Aaron Faulx deferred his report to the Legislative Meeting.

#### **CM David Lingua, Ward 3**

CM David Lingua reported that CKAR CDC held a hiring event for the Sarvis Café.

#### **CM Thomas Sadiq, Ward 4**

CM Thomas Sadiq reported:

- Not running for re-election and will likely be leaving the area by the end of the year.
- Looking forward to an update on Veoride and their expansion into Riverdale Park.
- Discussion regarding ongoing issues with Parkdale High School students.

#### *Discussion:*

Mayor Thompson thanked CM Sadiq for his service.

Development Services Director Ryan Chelton reported that staff were still working through the application process with Veoride.

#### **CM Karen Mejia, Ward 5**

CM Karen Mejia did not have a ward report.

#### **CM Hala Mayers, Ward 6**

CM Hala Mayers did not have a ward report.

## **Public Comments**

There were no public comments.

## **Discussion Items**

### **1. Curb Cut Request: 4802 Queensbury Road for expansion of driveway**

Administrative Services Director Jessica Barnes provided an overview of the curb cut request for 4802 Queensbury Road.

CM Faulx asked the applicant to speak with their neighbors regarding the project.

Mayor Thompson strongly encouraged the installation of rain barrels and additional vegetation.

CM Faulx asked for the curb cut request to be placed on the Consent Agenda. There were no objections.

### **2. FY2023 Revenue Update**

Deputy Director of Finance Services Gentry Jones provided an overview of the revenue categories in comparison to the previous three fiscal years.

### **3. CIP 22PW04: 54<sup>th</sup> Place Pocket Park and Tot Lot**

Development Services Director Chelton provided an overview of the efforts to reach the heirs of the original (1956) sellers of the property to the Town.

CM Faulx asked for clarity and Director Chelton provided additional details. CM Faulx stated that he loved the project and was glad that there was a path forward.

Resident Ifio Inyang asked about the project timeline and Town Manager Lestitian provided an overview. Director Chelton noted that the project had to be completed by the end of December.

### **4. Sidewalk Café Standards**

Development Services Director Chelton discussed the draft standards prepared by staff for sidewalk cafés in Town and requested input from the Mayor, Council, and public. Director Chelton noted that additional information was needed from the County and Board of License Commissioners.

CM Faulx stated that he wanted to review the materials in greater detail, but it would sidewalk cafés would be a remarkable amenity. CM Faulx stated that the design standards should come from the Town.

Mayor Thompson stated that sidewalk cafés are great, but he wanted to be sure that the cafés were actually in use if permission was given. Mayor Thompson stated that Banana Blossom's sidewalk café had been successful in the past. Mayor Thompson stated that Legacy Mixed Use Town Center (L-MUTC) zone permitted sidewalk cafes but there were

some specific standards. Mayor Thompson stated that he would carefully review the draft standards prepared by staff.

Town Manager Lestitian stated that staff could prepare some sample images of sidewalk cafés with standards versus those that were without standards. Mayor Thompson stated that he would like the program to apply throughout the Town. Mayor Thompson discussed the concept of a “parklet” and agreed that some standards were needed.

CM Faulx stated that sidewalk cafés could be done well but some standards were needed.

Town Manager Lestitian noted the concerns from a resident regarding pedestrian traffic and the need to take those concerns into consideration when planning the standards for sidewalk cafés.

Mr. Inyang asked if they would be seasonal and suggested that the standards focus on what was not permitted versus what needed to be done.

## 5. Proposed Chapter 75 Stormwater Management

Director Chelton provided an overview of the proposed Chapter 75 Stormwater Management and the purpose of the proposed Town Code section. Director Chelton discussed a grant program to offset the cost of the engineering survey. Director Chelton reported that there were currently 35 single family rental properties in the County’s flood plain.

Mayor Thompson stated that the grant program sounded reasonable and would ease the burden on the property owner.

## 6. Minutes

Mayor Thompson requested that the Council make staff aware of changes needed to the minutes.

## **New Business**

### 1. Letter of support for County legislation, CR-018-2023 regarding Guaranteed Basic Income Pilot Program

Mayor Thompson stated that the legislation was discussed during the Special Legislative Meeting and the County Council planned to take action in April. Mayor Thompson reiterated the questions that had been raised about data collection and selection of participants.

CM Smith discussed his support for the legislation.

CM Sadiq discussed his concerns regarding data collection for the program and CM Smith agreed that clarification was needed. CM Smith stated that the concerns could also be added to a letter of support.

CM Sadiq also stated that he was concerned regarding the process for selecting the participants. CM Smith agreed and stated that he could seek clarification or add the concern to a letter of support.

CM Sadiq asked about the timeframe for the program and CM Smith stated that the legislation was working its way through the County process.

CM Smith stated that he would reach out to County CM Olson for more information and report back to the Council next week.

## 2. Resident Concern Regarding Tree

Mayor Thompson stated that he had heard from a resident from Ward 2 regarding a tree on a neighboring property and asked if the Town's Emergency Repair Grant or Accessory Structure Grant could be used for tree removal. Town Manager Lestitian stated that he would review the programs with Director Chelton and respond to the resident.

## 3. Update on Municipal Center Project

Town Manager Lestitian provided an update on the Municipal Center Project and reported that four bids had been received and all of the bids appeared to be competitive.

## 4. Closure of Dumm's Pizza

CM Lingua noted that the last day of business for Dumm's Pizza would be March 31<sup>st</sup> and Texas 250BBQ would be taking over the space.

## **Unfinished Business**

There was no unfinished business.

## **Adjournment**

The meeting was adjourned at 9:00 p.m.