



FARMERS
BRANCH

Farmers Branch Creek System Options/Policy

June 12, 2019
Study Session



Private Property vs. Public Property

- Texas Constitution
 - The Legislature shall have no power to authorize any county, city, town or other political corporation or subdivision of the State to lend its credit or to grant public money or thing of value in aid of, or to any individual, association or corporation whatsoever.
- Public Property Definition “Tools”
 - Chapter 380 Agreement – Economic Development grants, loans, etc for “public purpose”
 - Private Property remains private property
 - Public Infrastructure Protection/”Reach” Concept
 - Temporary easements
 - Private Property remains private property
 - Permanent Easements
 - Current Easements
 - Drainage Easements limited along Farmers Branch Creek
 - Farmington Park Estates Plat - 1961
 - Note: “City of Farmers Branch, Texas not liable for the maintenance of the lake contained in the Drainage Easement..”

Considerations

- Freese & Nichols Project Options
 - Timing & Interim Steps
- Ownership
 - Temporary vs. Permanent Easement
 - Ongoing Maintenance
 - Service Access
 - Property Acquisition (Cost vs. Benefit)
- Funding Sources
 - Stormwater Fund Pay-Go
 - Debt (General Obligation or Certificates of Obligation)
 - General Fund Balance Reserve Advance
 - Stormwater Fund supports 3 Creek Basins
 - Farmers Branch Creek cumulative funding support – 75%

Options/Policy

- Creek Property Owner Cost Sharing
 - Methodology
 - Cash
 - Public Improvement District Assessment or HOA requirement
- Farmers Branch Creek Well
 - Non-Bond CIP Budget - \$800,000
 - Addison Agreed Judgement Draft
 - Construction Started in 1 Year
 - Completed within 2 Years
- Trail System Bonds
 - Citywide Trail Master Plan
 - Trails & Ancillary Improvements



