



City of Westworth Village  
311 Burton Hill Road • Westworth Village, TX 76114  
817.710.2500 • Fax 817.710.2501

**REGULAR CITY COUNCIL MEETING MINUTES**

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**APRIL 12, 2016**

**PRE-COUNCIL SESSION: 6:45 PM**

**REGULAR SESSION: 7:00 PM**

**MUNICIPAL COMPLEX  
COUNCIL CHAMBERS  
311 BURTON HILL ROAD**

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<b>ATTENDEES:</b>	Mayor	Tony Yeager
	Mayor Pro-Tem	Mike Coleman
	Council Member	Carlos Zavala
	Council Member	Jill Patton
	Council Member	Nick Encke
	Council Member	Steve Beckman
	City Administrator	Roger Unger
	City Secretary	Carol Borges
	Police Chief	Kevin Reaves
	Dir of Cmty Devel	David Curwen
	Parks & Golf Ops Spvsr	Sterling Naron
	Building Official	Nader Jeri
	HR/Admin Spec	Brandy Barrett
	Librarian	Rhonda Hines
	Police Officer	Ricky Greer
	Police Officer	Chris Aller
	Dispatcher	Cindy Karle
	Dispatcher	Elizabeth Wheeler
	P&Z Commission Chair	Melva Campbell
	P&Z Member	Al Dias
	CCPD Member	Tiffany Aller
	City Attorney	Ashley Dierker

**PRE-COUNCIL SESSION CALLED TO ORDER at 6:45pm by Mayor Yeager.**

Action items announced individually. No discussion; all items will be addressed in Regular Session.

**PRE-COUNCIL CLOSED at 6:48pm by Mayor Yeager.**

**REGULAR COUNCIL MEETING CALLED TO ORDER at 7:01pm by Mayor Yeager.**

**INVOCATION offered by Roger Unger.**

**PLEDGE OF ALLEGIANCE led by Mayor Yeager.**

**OPENED PUBLIC HEARING #1 at 7:02pm.**

Public Hearing to receive input from citizens regarding the following item:

**Amending Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance.**

- No public comments received.

**CLOSED PUBLIC HEARING #1 at 7:03pm.**

**OPEN PUBLIC HEARING #2 at 7:03pm.**

Public Hearing to receive input from citizens regarding the following item:

**Rezoning all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R).**

- One resident questioned the proposed minimum square foot requirement and if property could be rebuilt to its original [size].

**CLOSE PUBLIC HEARING #2 at 7:04pm.**

## **REGULAR SESSION ITEMS:**

### **1. Approval of the Agenda**

**MOTION** to approve the Agenda: Steve Beckman. **SECOND:** Nick Encke.

**Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

### **2. Approval of the Consent Agenda:**

**MOTION** to approve the Consent Agenda: Jill Patton. **SECOND:** Carlos Zavala.

**Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

The following consent agenda items were approved:

#### **A. Approval of the Minutes:**

- Regular Council Meeting – March 8, 2016

#### **B. Approval of March's Financial Reports:**

- TexPool Report
- A/P Disbursements
- Variance Report

<b>FUND BALANCES MARCH 2016</b>	<b>GENERAL</b>	<b>WATER</b>	<b>CAPITAL PROJECTS</b>	<b>CRIME CONTROL</b>	<b>DEBT SERVICE</b>	<b>WRA</b>	<b>HCGC</b>
<b>Monthly Revenue</b>	\$242,613	\$86,343	\$52,047	\$35,482	\$51,774	\$0	\$169,743
<b>Monthly Disbursement</b>	\$242,272	\$72,925	\$59,742	\$25,235	\$0	\$8,021	\$125,329
<b>Cash on Hand</b>	\$201,596	\$238,234	\$730,117	\$79,208	\$27,178	\$9,808	\$138,312
<b>TexPool</b>	\$642,723	\$72,723	\$212,758	\$235	\$526,272	\$1,091	N/A
<b>Money Market</b>	\$750,000	\$500,000	N/A	N/A	\$400,000	\$1,750,000	N/A
<b>CDARS Investment</b>	\$403,733	\$248,465	N/A	N/A	N/A	\$278,333	N/A
<b>CDARS Interest</b>	\$231	\$506	N/A	N/A	N/A	\$159	N/A

### 3. Staff Updates:

#### A. Kevin Reaves, Police Chief

- **Swearing in of Officer Ricky Greer:** Chief Reaves provided the history of the police badge and the 75th Anniversary commemorative badge. Chief administered the oath of office to Officer Greer. Mayor and Council welcomed Officer Greer to the City.
- **Presentation of Certificates of Appreciation to the dispatch team:** Moved to Proclamation section of the agenda.
- **PD Reports:** Priority 1 Calls 151; Priority 2 & 3 Calls 83; Self-Initiated Calls 708; 911 Calls 144; Citations 188; Violations 261; Arrests 50; Warrants Cleared 200 total by combination of officers, other depts., StreetCred and Court. The Dept participated in the memorial service for fallen Euless Police Officer David Hofer. Chief attended the Texas Police Chiefs' Conference.
- **75<sup>th</sup> Anniversary Celebration update:** The committee is gathering sponsors for planned events and will advertise through the City's website and the PD's Facebook page.
- **Koldin Lane Traffic Study report and Presentation:** Current posted speed limit is 20 MPH. The two-week study proved the majority of vehicles travelled between 16 and 30 MPH, averaging over 1100 cars per day Monday through Saturday and 800 vehicles on Sunday. The 85<sup>th</sup> percentile travelled at 22.79 MPH. Chief recommended changing the speed limit to more closely align with the 85<sup>th</sup> percentile. Councilwoman Patton does not agree with increasing the limit, but will consider other actions. Mayor Yeager stated the speed bumps had been removed as they became hazardous to pedestrians with drivers going around the bumps. This item will be discussed again in the future.
- **PD 2015 Annual Report and Presentation:** The annual report provides transparency and updates on department activities. Overall crime has decreased year-to-year, while Calls for Service have increased. Theft at the retail center are driving CFS numbers. Response time is

consistent at three (3) minutes. Chief stated it will take a few years to accomplish the full list of 164 Best Practice Standards.

**B. Nader Jeri, Building Official**

- City Administrator Roger Unger introduced Mr Jeri as an experienced Building Official, holding all licenses and certifications including Code Enforcement. Mayor and Council welcomed him to the City. No Code or Inspection report included in the packet.

**C. Rhonda Hines, Librarian**

- **Library Report:** Preparations for the summer program are underway. Rhonda participated in the BH Baptist Easter program to promote the library. Thanks to the PW Team for handling the squirrel problem.

**D. Sterling Naron, Parks & Golf Operations Supervisor**

- **Golf Club Report:** 3164 rounds played; \$166,213 in revenue; record March; \$20K revenue increase year-to-year partly due to advance payment from school programs and increase in course fees; closed 4 days due to weather. 62 Preferred Player Members. Events: 3/1 Brewer H.S.; 3/15 Tuesday Night Men's League; 3/19-20 Inaugural Member/Guest Tournament. Junior League (under 13) will kick-off in June.
- Sterling stated he has received only a few negative comments on the rate increase to be effective April 1<sup>st</sup>.

**E. David Curwen, Director of Community Development**

- **Code Enforcement/Inspections:** 15 code violations and 36 third-party inspections were conducted in March. Nader will have reports next month.
- **Public Works Report:** 68 SOs in March. Thanks to the PW Team for a busy March - very successful Clean Up day on 3/19; the installation of a directional sign for the Westmore Center on Roaring Springs Road; storm clean-up of fallen limbs in the alleys. Mosquito surveillance program has begun. MS-4 Storm Sewer Report has been completed and submitted to TCEQ.
- **GIS Program:** Naming convention and data are being updated by F&N. GPS Locator is expensive and may not be cost effective.
- **Lyle/Straley/Trigg/KCP Springs Project** has begun. KCP sewer is completed. Storm sewer work will begin on 4/1.
- **Community Development Report:** A developer has purchased the gas well pad and frontage on Hwy 183 for retail and restaurant establishments. A separate developer is looking to bring in a restaurant and hair salon to the Shoppes at Hawks Creek.

**F. Roger Unger, City Administrator**

- **Capital Projects/Infrastructure:** Tarrant County will be going out for bids on the Casstevens project. Water/sewer/street infrastructure will be replaced. The street will be re-centered due to storm drain installation. Notices will be hung at each property. Tarrant County agreement to repave Pecan and Sky Acres will be presented in May. Roger and David will attend a meeting on the River District development on Thursday, 4/14.
- **TAP Grant Update:** Drawings are 60% complete and have been submitted to TxDOT. Design approval is expected by late summer. Preliminary construction costs look good. The City is receiving timely reimbursements.

- **Budget/Disbursements:** The Finance Committee held its first FY 16-17 Budget meeting this evening. The preliminary budget is very consistent with the current year; not a lot of changes. CCPD also met this evening and will conduct a Public Hearing before approving their budget on June 14<sup>th</sup>.

#### 4. Committee Updates:

- A. **Finance Committee** – Steve Beckman, Chair – Preliminary budget meetings began today.
- B. **Library Committee** –Jill Patton, Chair – Thanks to Rhonda for her hard work on the annual TSLAC report.
- C. **Ordinance Committee** –Mike Coleman, Chair – Nothing to report.
- D. **Vision Committee** – Steve Beckman, Chair – Nothing to report.

#### 5. Public Information

- A. **Communications:** None.
- B. **Announcements:** None.
- C. **Proclamation:**
  - **Child Abuse Prevention Month – April 2016** – Read aloud by Councilwoman Patton.
  - **National Public Safety Telecommunicators Week, April 10-16** – Read aloud by Councilman Coleman.
  - **Presentation of Certificates of Appreciation** to Cindy Karle and Elizabeth Wheeler by Chief Reaves. Day shift dispatchers will receive certificates on shift.

#### 6. Action Items:

##### A. Mayor Yeager

Discuss and take action with respect to **Ordinance No. 385, amending Chapter 14 of the Code of Ordinances of the City of Westworth Village, to adopt a new comprehensive zoning ordinance.**

- Roger Unger stated the P&Z Commission's amendments have been incorporated into the document. They voted to recommend approval. Roger recommended the following five (5) additional amendments:
  - (1) **14.2.7 (F) Add text to** 'The failure of the owner to start such reconstruction within six (6) months **of issuance of a building permit** shall forfeit the owner's right to restore or reconstruct the dwelling except in conformance with this Article.'
  - (2) **14.2.31 (A)(1) Correct text from** 'tenth (15)' **to** 'fifteenth (15)'.
  - (3) **14.3.18.4 (B)(1) Correct text from** 'that thirty feet (30') **to** 'than thirty feet (30')'.
  - (4) **14.4.28 (A) Add text to** 'All setback measurements shall be **made as described in Article 3, Zoning Districts. (Ordinance 341 adopted 6/12/12)**'
  - (5) **14.4.28 (B) Delete second sentence** 'Setbacks established on a recorded plat shall only be changed through replat proceedings.'

- Mayor Yeager expressed his appreciation to the P&Z, staff, and residents for four months of hard work on this ordinance. The Council's goal has been to control redevelopment in a way that was fair to all and give residents peace of mind. The Mayor is very proud of this City. Councilman and Ordinance Chairman Coleman stated the ordinance is a good product which will provide for positive outcomes. Councilwoman Patton stated she can now proudly vote for a document that has been modified and clarified for the residents' benefit.
- **MOTION** made by Mike Coleman to **amend the proposed SF-R zoning to**
  - (1) **Insert the wording "of issuance of a building permit" in the last sentence of paragraph 14.2.7 (F),**
  - (2) **To change 'tenth' to 'fifteenth' in the first sentence of paragraph 14.2.31 (A)(1),**
  - (3) **To change the last word of the first sentence from 'that' to 'than' in paragraph 14.3.18.4 (B)(1),**
  - (4) **Change sentence to read 'All setback measurements shall be made as described in Article 3, Zoning Districts. (Ordinance 341 adopted 6/12/12)' in paragraph 14.4.28 (A), and**
  - (5) **To delete the second sentence 'Setbacks established on a recorded plat shall only be changed through replat proceedings.' in paragraph 14.4.28 (B).****SECOND** by Carlos Zavala. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.
- **MOTION** made by Nick Encke to **adopt Ordinance No. 385, amending Chapter 14 of the Code of Ordinances of the City of Westworth Village, to incorporate SF-R zoning as amended.** **SECOND** by Steve Beckman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

#### **B. Mayor Yeager**

Discuss and take action with respect to **rezoning all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R).**

- **MOTION** made by Steve Beckman to **rezone all property south of State Highway 183, west of the West Fork of the Trinity River, north of the southern boundary between the City of Fort Worth and the City of Westworth Village, and east of Seymour Street from Single Family Residential (SF-B) to Single Family Redevelopment (SF-R).** **SECOND** by Nick Encke. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

#### **C. Mayor Yeager**

Discuss and take action with respect to the **Texas State Library and Archive Commission (TSLAC) Annual Report & Accreditation Form.**

- **MOTION** made by Jill Patton to **approve the TSLAC Annual Report and Accreditation Form.** **SECOND** by Carlos Zavala. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

#### **D. Mayor Yeager**

Discuss and take action with respect to the **75<sup>th</sup> Anniversary logo.**

- **MOTION** made by Nick Encke to **select Option #3 as the City's 75<sup>th</sup> Anniversary Logo.** **SECOND** by Carlos Zavala. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

**7. EXECUTIVE SESSION CALLED at 8:24pm by Mayor Yeager, with the Mayor, all Council Members, City Administrator Roger Unger, and City Attorney Ashley Dierker in attendance:**

**Convened into executive session to deliberate the following items:**

- 1) Pursuant to Texas Government Code, Chapter 551.071(1)(A) Consultation with Attorney regarding pending litigation:** lawsuit filed against the City by the Texas Voices for Reason and Justice.
- 2) Pursuant to Texas Government Code, Chapter 551.072 Deliberation about Real Property:** a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**RECONVENED INTO REGULAR SESSION at 8:49pm.**

**8. Action Items cont'd:**

**E. Mayor Yeager**

Discuss and take action with respect to the lawsuit filed against the City by the Texas Voices for Reason and Justice, as discussed in Executive Session.

- No action taken.

**F. Mayor Yeager**

Discuss and take action with respect to real property, as discussed in Executive Session.

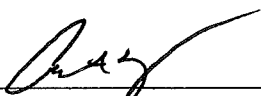
- No action taken.

**7. Citizen Comments: None.**

Mayor Yeager expressed his appreciation to P&Z Chair Melva Campbell, the Council, and the staff for the hard work and long hours that went into the zoning ordinance review.

**ADJOURNED at 8:50 pm by Mayor Yeager.**

**MINUTES APPROVED BY:**

  
\_\_\_\_\_  
Anthony Yeager, Mayor

This, the 10th day of May, 2016.

**SIGNATURE ATTESTED BY:**

  
\_\_\_\_\_  
Carol Ann Borges, City Secretary



Please sign in to address Council

RC 041216

NAME

ADDRESS

John HENDRIX

5812 TRACYNE