



City of Westworth Village
311 Burton Hill Road • Westworth Village, TX 76114
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REGULAR CITY COUNCIL MEETING MINUTES

JULY 12, 2016

PRE-COUNCIL SESSION: 6:45 PM

REGULAR SESSION: 7:00 PM

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

ATTENDEES:

Mayor	Tony Yeager
Mayor Pro-Tem	Mike Coleman
Council Member	Carlos Zavala
Council Member	Jill Patton
Council Member	Steve Beckman
City Administrator	Roger Unger
City Secretary	Carol Borges
Police Chief	Kevin Reaves
Parks & Golf Ops Spvrs	Sterling Naron
Head Golf Pro	Tony Collins
Building Official	Nader Jeri
Public Works Supervisor	Joseph Alvarez
Librarian	Rhonda Hines
P&Z Commission Chair	Melva Campbell
City Attorney	Ashley Dierker

ABSENT:

Council Member	Nick Encke
Dir of Cmty Dev	David Curwen

GUESTS:

Police Officer Wienandt and family
Michael Branum, NAS JRB Community Planning Liaison Officer
Arnold Pent, property owner and developer of the Crossroads Townhomes Addition
Scott Renfro, commercial developer

CALLED TO ORDER at 7:05 by Mayor Yeager.

PRE-COUNCIL SESSION eliminated by Mayor Yeager.

OPENED PUBLIC HEARING #1 at 7:05pm.

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

Rezone and re-plat Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6 (27.875 acres, Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Westworth Falls Subdivision, as well as amend Planned Development #4.

- This PH is required to add lots to the Westworth Falls development (PD-4).
- Mr Michael Branum addressed Council stating appreciation to City leaders for working closely with the Base to create compatible development under the Joint Land Use and Planning for Livable Military Communities (PLMC) initiatives.
- No other comments received.

CLOSED PUBLIC HEARING #1 at 7:10pm.

OPENED PUBLIC HEARING #2 at 7:10pm.

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

Rezone and re-plat Lots 1-5, Block 1 (Tarrant County Cornelius Connelly Survey Abstract No. 319) to be included in the Crossroads Townhomes Addition, as well as establish Planned Development #6.

- This PH is required to rezone the area known as Pecan Point into a townhome subdivision – Crossroads Townhomes, PD-6. The P&Z recommends approval by Council.
- No public comments received.

CLOSED PUBLIC HEARING #2 at 7:12pm.

REGULAR COUNCIL MEETING CALLED TO ORDER at 7:12pm by Mayor Yeager.

INVOCATION offered by Roger Unger.

PLEDGE OF ALLEGIANCE led by Mayor Yeager.

1. Approval of the Agenda

MOTION to approve the Agenda: Steve Beckman. **SECOND:** Jill Patton. **Motion passed unanimously** by a vote of 4 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 4 Ayes and 0 Nays.

The following consent agenda items were approved:

A. Approval of the Minutes:

- Regular Council Meeting – June 14, 2016

B. Approval of June's Financial Reports:

- TexPool Report
- A/P Disbursements
- Variance Report

FUND BALANCES JUNE 2016	GENERAL	WATER	CAPITAL PROJECTS	CRIME CONTROL	DEBT SERVICE	WRA	HCGC
Monthly Revenue	\$223,651	\$94,285	\$19,769	\$39,269	\$7,626	\$3,311	\$185,269
Monthly Disbursement	\$319,337	\$85,800	\$50,052	\$38,942	\$500	\$9,578	\$198,246
Cash on Hand	\$71,722	\$245,116	\$410,881	\$117,363	\$26,678	\$29,184	\$212,226
TexPool	\$796,751	\$322,882	\$212,942	\$235	\$540,908	\$176,159	N/A
Money Market	\$750,000	\$500,000	N/A	N/A	\$400,000	\$1,750,000	N/A

C. Staff Updates:**A. Kevin Reaves, Police Chief**

- **Police Dept Report:** (129) Priority 1 Calls; (146) Priority 2 & 3 Calls; (924) Self-Initiated Calls; (185) 911 Calls; (288) Citations; (400) Violations; (45) Arrests; Report numbers are somewhat skewed when comparing years due to changes in reporting processes; numbers are down by design.
- **75th Anniversary:** Plans are coming along. Golfing event is ready to go. Chief met with FW FD Chiefs to discuss the fireworks show; permits are being processed. Car show will be held in the Sam's/Walmart parking lot. Anytime Fitness is the City's sponsor for the 5K and Fun Run events. T-shirts are available for pre-order
- **Swear-In Officer Shawn Wienandt:** Chief Reaves provided the history of the police badge and the 75th Anniversary commemorative badge. Chief administered the oath of office to Officer Wienandt. Mayor and Council welcomed Officer Wienandt to the City.

B. Nader Jeri, Building Official

- **Code Enforcement Report:** (66) code violations and (0) citations; (260) YTD. **Inspection Report:** (55) inspections performed; (286) YTD.
- Self-storage facility is making progress. State Farm Ins and Scooter retail shop will be moving into the Shoppes in August. Nader is working with the engineers on the new shell building. The electronic message board is expected to be built by the end of the week.

C. Rhonda Hines, Librarian

- **Library Report:** 'Terrific Tuesday' program is going well, as is the Summer Reading Program. Volunteer Kara has her Master's Degree in Library Science and has been extremely helpful in completing the non-fiction children's materials cataloguing and barcoding projects. Councilman Coleman reminded the audience that summer volunteers are still needed.

D. Sterling Naron, Parks & Golf Operations Supervisor

- **Golf Club Report:** (3528) rounds played; \$180,352 in revenue; closed (2) half days. (63) Preferred Player Members. Marketing has increase range use 165%. Events: White Settlement Chamber; Grumpy Old Men; Apes Capital; Amigos Golf Club; YPO and 136 AW Shotgun; Monte Scheinblum Clinic; and Legends Junior Tour; Projects: Aerification on June 6th.

E. David Curwen, Director of Community Development – Reports included in packet.

- **Community Development Report:** Roger Unger stated the possibility of four new developments coming in by August; preliminary discussions are being held regarding ARI property, Smallwood redevelopment, as well as other residential and commercial properties.
- **Public Works Report**

F. Roger Unger, City Administrator

- **Capital Projects/Infrastructure:** Lyle/Straley/Trigg project should be complete by end of next week; Casstevens CDBG project will kick off on August 1st. Installation of **Continuous Read Meters** are on schedule, with half completed by end of September and the second half in October/November. Water loss will decrease and conservation efforts will increase as homeowners will adjust watering practices. **Computer** upgrades will be completed this month.
- **TAP Grant Update:** Currently at 90% design completion. Expect to go out for bids in August and project awarded in January.
- **Budget/Disbursements:** The WRA approved their budget earlier this evening. The complete budget will be brought to the Finance Committee for a final review in August and to Council in September. Final tax valuations from the County are expected at the end of July.
- **Westworth Falls:** Sanitary sewer line will be in by next week; water lines quickly installed after that.

D. Committee Updates:

A. Finance Committee – Steve Beckman, Chair

- The Committee has reviewed all the preliminary budgets and expect to finalize in August.

B. Library Committee –Jill Patton, Chair

- Nothing to report.

C. Ordinance Committee –Mike Coleman, Chair

- There are a couple of ordinances on the agenda tonight that the Committee has not reviewed, but they are fairly straight-forward.

D. Vision Committee – Steve Beckman, Chair

- Nothing to report.

E. Public Information

A. Communications: None.

B. Announcements: Mayor Yeager mentioned the City's 75th Anniversary Celebration.

F. Action Items:

A. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 391, amending Ord. No. 380 which established Planned Development 4 by rezoning Lot 20, Block C, Lots 5-6, Block E, Lots 3-8, Block G situated in the Cornelius Survey, Abstract No. 319 from SF-R (Single Family Redevelopment) to PD-4 (Residential Planned Development) zoning so that the total property governed by PD-4 is described as 27.875 acres, Tarrant County Cornelius Connelly Survey Abstract No. 319.**

- **MOTION** by Steve Beckman to **adopt Ordinance No. 391 as listed. SECOND** by Carlos Zavala. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

B. Mayor Yeager

Discuss and take action with respect to **re-platting Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6, 27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Westworth Falls Subdivision, Planned Development #4.**

- **MOTION** by Carlos Zavala to **approve re-platting Lots 1-18, Block B; Lots 1-20, Block C; Lots 1-7, Block D; Lots 1-6, Block E; Lots 1-18, Block F; Lots 1-8, Block G; and Open Spaces OS1-OS6, 27.875 acres Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Westworth Falls Subdivision, Planned Development #4. SECOND** by Jill Patton. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

C. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 392, rezoning Lot 1, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, from SF-R, Single Family Redevelopment to PD-6 (Residential Planned Development) zoning and establishing Planned Development #6.**

- Mr Arnold Pent owns the property commonly known as Pecan Point and has brought development plans for a townhome subdivision to the staff. The P&Z approved the plans on July 5th. Discussion continued with respect to square footage and design, parking, storage, trash pick-up, landscaping, and HOA responsibilities.
- **MOTION** made by Jill Patton to **adopt Ordinance No. 392, rezoning Lot 1, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, from SF-R, Single Family Redevelopment to PD-6 (Residential Planned Development) zoning and establishing Planned Development #6. SECOND** by Steve Beckman. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

D. Mayor Yeager

Discuss and take action with respect to **re-platting Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, Planned Development #6.**

- **MOTION** by Carlos Zavala to **approve re-platting Lots 1-5, Block 1, Tarrant County Cornelius Connelly Survey Abstract No. 319, to be included in the Crossroads Townhomes Addition, Planned Development #6.** **SECOND** by Mike Coleman. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

E. Mayor Yeager

Discuss and take action with respect to the **site plan for the Crossroads Townhomes Addition, Planned Development #6.**

- Roger stated this is a simple site plan and recommends Council approval. Minor changes can be approved by staff.
- **MOTION** made by Mike Coleman to **approve the site plan for the Crossroads Townhomes Addition, Planned Development #6.** **SECOND** by Steve Beckman. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

F. Mayor Yeager

Discuss and take action with respect to the **site plan for Lot 2A-1, Block 2 of the Shoppes of Hawks Creek, Tarrant County John McHorse Survey Abstract No. 1088, for a multi-tenant shell building.**

- Roger reviewed the site plan for the shell building stating that Starbucks has confirmed and the developer is negotiating with Chipotle; however, as a shell building, other tenants can be easily accommodated.
- **MOTION** made by Mike Coleman to **approve the site plan for Lot 2A-1, Block 2 of the Shoppes of Hawks Creek, Tarrant County John McHorse Survey Abstract No. 1088, for a multi-tenant shell building.** **SECOND** by Jill Patton. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

G. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 393, adopting the 2012 International Building Codes (building, plumbing, mechanical, fuel gas, residential, and energy conservation) and the 2011 National Electric Code, per recommendations set forth by the North Central Texas Council of Governments (NCTCOG).**

- Building Codes are revised every three years. The City is currently working under 2009 IBC. (Ordinance No, 312, dated 12/14/10)
- NCTCOG Link: <http://www.nctcog.org/ENVIR/SEEDevEx/codes/2012amendments.asp>
- Nader Jeri addressed Council stating the City's ISO (International Organization for Standardization) rating will improve by adopting the new codes, which will result in better property insurance rates. Normally, cities wait an average of three years to adopt new codes in order to 'get the kinks out'. Architects and engineers are already using these standards in their designs. Nader recommends approval.

- **MOTION** made by Mike Coleman to **adopt Ordinance No. 393, adopting the 2012 International Building Codes (building, plumbing, mechanical, fuel gas, residential, and energy conservation) and the 2011 National Electric Code, per recommendations set forth by the North Central Texas Council of Governments (NCTCOG).** **SECOND** by Steve Beckman. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

H. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 394, adopting the 2012 International Fire Code per recommendations set forth by the North Central Texas Council of Governments (NCTCOG).**

- Nader stated the fire code is part of the new codes discussed.
- **MOTION** made by Jill Patton to **adopt Ordinance No. 394, adopting the 2012 International Fire Code per recommendations set forth by the North Central Texas Council of Governments (NCTCOG).** **SECOND** by Carlos Beckman. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

I. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 395, amending the Code of Ordinances, setting the speed limit on Koldin Lane to 25 MPH.**

- **MOTION** made by Mike Colman to **adopt Ordinance No. 395, amending the Code of Ordinances, setting the speed limit on Koldin Lane to 25 MPH.** **SECOND** by Steve Beckman. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

J. Mayor Yeager

Discuss and take action to **adopt Ordinance No. 396, amending the Code of Ordinances, Chapter 2, Animal Control.**

- Attorney Ashley Dierker stated this ordinance brings the City's code into compliance per the recent Texas Supreme Court case in Houston by adding in the impounding section, protecting the City's liability, and clearing up a legal technicality. Ms Dierker recommends approval.
- **MOTION** by Steve Beckman to **adopt Ordinance No. 396, amending the Code of Ordinances, Chapter 2, Animal Control.** **SECOND** Mike Coleman. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

K. Mayor Yeager

Discuss and take action to **pass Resolution 2016-07 to participate in the Atmos Cities Steering Committee (ACSC) and authorize payment of two and one-half cents per capita to the ACSC to fund regulatory and related activities related to the Atmos Energy Corporation.**

- Roger stated the ACSC is a lobbying committee which benefits cities in relation to actions by the energy corporation and industry.
- **MOTION** made by Mike Coleman to **pass Resolution 2016-07 to participate in the Atmos Cities Steering Committee (ACSC) and authorize payment of two and one-half cents per capita to the ACSC to fund regulatory and related activities related to the Atmos Energy Corporation.** **SECOND** by Jill Patton. **Motion passed unanimously, by a vote of 4 Ayes and 0 Nays.**

L. Mayor Yeager

Discuss and take action to **approve the Developer Agreement Template and authorize the City Administrator to execute as necessary.**

- Roger Unger stated the proposed agreement will allow the City to recoup costs of repaving alleyways as property development occurs throughout the City. Attorney Dierker wrote the agreement which provides for the developer to pay for the portion of paving the alley behind their property. Roger expects to recoup an estimated 70% of the costs to repave all the alleys. Roger has received positive feedback from the development community and property owners regarding this process.
- In discussion, the following amendment was suggested: removing the third sentence in section three, page two, "By way of example.....on the opposite side of the alley to the City", to avoid any confusion. Discussion continued.
- **MOTION** made by Steve Beckman to **approve the Developer Agreement Template, with the amendment to remove the third sentence in section three, page two, "By way of example.....on the opposite side of the alley to the City", and authorize the City Administrator to negotiate and execute the agreement as necessary. SECOND** by Mike Coleman. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

M. Mayor Yeager

Discuss and take action with respect to a **traffic signal at the intersection of SH 183 and Fairway Drive.**

- Mr Scott Refro addressed the Council regarding potential traffic issues as commercial property along SH 183 is developed. Dunaway Associates completed a traffic study. While TxDOT approved the light, they will not engage in private development; therefore, Mr Refro is requesting funding assistance from the City. Discussion included review of traffic flow, signal timing, street striping, and signal equipment maintenance.
- **MOTION** made by Mike Coleman to **authorize the City Administrator to negotiate an agreement with Alta Mere Crossing [company] to fund up to 50% of the project costs, not to exceed \$150,000 for a traffic signal at the intersection of SH 183 and Fairway Drive. SECOND** by Carlos Zavala. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

N. Mayor Yeager

Discuss and take action with respect to **providing a subsidy to MedStar Emergency Services.**

- Although participation is not required, it is an annual opportunity to subsidize the rates paid by residents for MedStar services. The City has not chosen to provide a subsidy in the past.
- **Item died for lack of motion.**

O. Mayor Yeager

Discuss and take action to **declare non-working city, library, golf club, police department, and public works equipment and materials, as surplus to be auctioned or scrapped as submitted.**

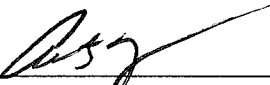
- **MOTION** made by Jill Patton to **declare non-working city, library, golf club, police department, and public works equipment and materials, as surplus to be auctioned or scrapped as submitted. SECOND** by Steve Beckman. **Motion passed unanimously**, by a vote of 4 Ayes and 0 Nays.

7. **Citizen Comments:** No comments received.

Mayor Yeager thanked the staff for their hard work throughout the City's redevelopment.

ADJOURNED at 8:44pm by Mayor Yeager.

MINUTES APPROVED BY:

 This, the 9th day of August, 2016.
Anthony Yeager, Mayor

SIGNATURE ATTESTED BY:


Carol Ann Borges, City Secretary

