



City of Westworth Village
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SPECIAL CITY COUNCIL MEETING MINUTES

JANUARY 29, 2013
TIME: 7:00 PM

MUNICIPAL COMPLEX
COUNCIL CHAMBERS
311 BURTON HILL ROAD

ATTENDEES:

Mayor	Tony Yeager
Mayor Pro-Tem	Kelly Jones
Council Member	Jill Patton
Council Member	Nick Encke
Council Member	Steve Beckman
Council Member	Mike Coleman
P&Z Chair	Melva Campbell
City Administrator	Roger Unger
City Secretary	Carol Ann Borges
Police Chief	Doug Reim
HCGC Director of Golf	David Curwen
HCGC Superintendent	Sterling Naron

GUESTS:

Robert McGee	Freese & Nichols Engineers
Bill Baird	Baird, Hampton & Brown Engineers
Gaylen Laing	GHILA Architecture
Joe Howell	Property Owner
Rachel Wiggins	NAS JRB Community Planning Liaison

CALLED TO ORDER at 7:04pm by Mayor Yeager.

Invocation offered by Roger Unger.

Pledge of Allegiance led by Mayor Yeager.

Announcements and Communications:

1. Mayor Yeager congratulated Police Chief Doug Reim for celebrating his 7th anniversary with the City this week. The Mayor commended the Chief on his work and leadership of the Police Dept.
2. City Secretary Carol Borges read aloud a note of appreciation of City Administrator Roger Unger from the K. Hovnanian Homes sales representative.

Action Items:

1. Mayor Yeager

Discuss and take action with respect to **the original preliminary Planned Development #1 submittals.**

- Mr Bill Baird and Mr Gaylen Laing presented the preliminary plat and site plan for the IL/AL Complex. The rendering has been updated to replace the stucco with brick as previously requested by the Council. There will be a masonry fence on the property line between the complex and existing townhouse community. The Shaw Stites team will be required to continue the fence with the same masonry materials. Mr Laing confirmed that the development team has met with representatives of Shady Oaks Country Club as previously requested by Council.
- City Administrator Roger Unger and Freese & Nichols Engineer Robert McGee discussed water line issues, storm drains and flood study, fire hydrants, and sprinkler systems. The City's water line will need to provide more supply through an additional water connection. Roger stated a water line loop will be the responsibility of the City, not the developer, as it will serve several properties.
- The P&Z Commission approved both the preliminary plat and site plan in their meeting, earlier this evening.
- Base representative Rachel Wiggins addressed the Council regarding the Joint Land Use Study of 2008, including sound attenuation. Rachel thanked the Council for their support of Base operations and continuing to work within military recommendations.
- **MOTION** made by Kelly Jones to **approve the preliminary plat and accept the site plan for PD #1, the IL/AL Complex** **SECOND** by Jill Patton. **Motion passed unanimously**, by a vote of 5 Ayes and 0 Nays.

2. Mayor Yeager

Discuss and take action with respect to **preliminary plat and site plan for Planned Development #2 (Shaw Stites' property).**

- Roger Unger stated the developer's plan is for a two-story garden office space, potentially including a dentist's office. Documents were not ready for review today. Review of the preliminary plat and site plan for PD #2 will be brought to the P&Z Commission and Council on February 12th.

3. Mayor Yeager

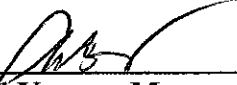
Receive presentation from City Administrator regarding **funding alternatives for future capital projects.**

- Mayor Yeager stated he and Roger have been working on budget planning for 3 to 5 years out, to ensure the City is prepared for the future, including an 'improvement package' which may require bond funding.
- Roger Unger explained several funding options with revenue and expenditure options over the next 3 years. Revenue discussion included gas well royalties and both commercial and residential development. Expenditure discussion included capital improvements and the City's infrastructure replacement plan, as well as City facility improvements.
- Councilmen Coleman and Beckman stated their desire to continue the City's aggressive infrastructure replacement plan, which is critical to the economic health of the City, while maintaining a sound financial plan to spend tax dollars where and when needed.
- HCGC Director of Golf David Curwen discussed the need for increased water supply and its relation to maintaining a quality course which will generate revenue. Roger stated he had met with the TRWD over a year ago regarding rewriting the City's water contract, which will be expiring. There will be a very small rate increase. David would like to plan for improvements to the course, including a "short game area" and expanding the driving range.

- Mayor Pro-Tem Jones stated his agreement with the capital improvements plan but is concerned with increasing the City's debt through a bond package. Councilman Encke and Councilwoman Patton agree that City streets and infrastructure are important to continue. Mayor Yeager stated that the Council will have a better picture of revenue from new developments over the next few months. He expects this discussion to continue with further investigation.
- No action was taken. Topic will be discussed again.

ADJOURNED at 8:09pm by Mayor Yeager

MINUTES APPROVED BY:

 This, the 12th day of February, 2013.
Anthony Yeager, Mayor

SIGNATURE ATTESTED BY:


Carol Ann Borges, City Secretary

