



City of Westworth Village
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PUBLIC HEARING and REGULAR CITY COUNCIL MEETING MINUTES

MARCH 10, 2015
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	Nick Encke
Council Member	Steve Beckman
City Administrator	Roger Unger
City Secretary	Carol Borges
Police Chief	Kevin Reaves
Fort Worth Fire Chief	David Coble
Fort Worth Fire Chief	Ken Stevens
HCGC Director of Golf	David Curwen
HCGC Superintendent	Sterling Naron
Code Enforcement	Ryan Studdard
Public Works Supervisor	Joseph Alvarez
Librarian	Rhonda Hines
P&Z Commission Chair	Melva Campbell
P&Z Member	Darla Thornton
P&Z Member	Jeannette Jones
P&Z Member	Margaret Worthington
City Attorney	Ashley Dierker
Resident	Tiffany Aller
Resident	Al Dias (7:30pm)

GUESTS:

Trinity Falls project	Lee Nichol - Lee Nichol Interests LLC
	Ottis Lee -Baird, Hampton & Brown
Wellness Institute project	Joe Howell - Property Owner
	Glenn Griggs – Griggs Group Architects

PRE-COUNCIL SESSION omitted by Mayor Yeager.

REGULAR COUNCIL MEETING CALLED TO ORDER at 7:07pm by Mayor Yeager.

INVOCATION offered by Roger Unger.

PLEDGE OF ALLEGIANCE led by Mayor Yeager.

OPENED PUBLIC HEARING #1 at 7:09pm.

To receive input from citizens regarding the Specific Use Permit Request from Compass Bank to allow a stand-alone ATM to be located at 6720 Westworth Blvd, Lot 1 of the Shoppes at Hawks Creek Addition.

- City Administrator Roger Unger stated Compass Bank representatives requested this item be pulled from the agenda; however, Mayor Yeager left it on as the City has incurred costs associated with conducting a public hearing. The representatives had presented their request to the P&Z Commission on February 17th. The City's attorney advised that it was perfectly legal to conduct this hearing and act or not act on the agenda item.
- No citizen comments were received.

CLOSED PUBLIC HEARING at 7:11pm.

COUNCIL RECESSED at 7:11pm to allow the P&Z Commission to reconvene and take action on the SUP request.

COUNCIL RECONVENED at 7:13pm.

OPENED PUBLIC HEARING #2 at 7:13pm.

To receive input from citizens regarding the following Zoning Request: to rezone approx. 26 acres, including tracts A319-27780-15C, A319-9010-1, A319-9010-2, and A319-9010-3, to be known as Trinity Falls at Lawrence Farms, from SF-A to SF-B or SF-C with a Planned Development Overlay.

- No citizen comments were received.

CLOSED PUBLIC HEARING at 7:14pm.

REGULAR AGENDA ITEMS:

1. Approval of the Agenda

MOTION to approve the Agenda: Steve Beckman. **SECOND:** Jill Patton.

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

2. Approval of the Consent Agenda:

MOTION to approve the Consent Agenda: Mike Coleman. **SECOND:** Steve Beckman.

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 – February 10, 2015

B. Approval of the February’s Financial Reports:

- TexPool Report
- A/P Disbursements
- Monthly Variance

FUND BALANCES FEBRUARY 2015	GENERAL	WATER	CAPITAL PROJECTS	CRIME CONTROL	DEBT SERVICE	WRA	HCGC
Monthly Revenue	\$559,477	\$104,605	\$0	\$50,097	\$156,472	\$0	\$70,806
Monthly Disbursement	\$234,618	\$49,320	\$18,744	\$27,936	\$0	\$1,881	\$165,472
Cash on Hand	\$517,027	\$339,589	\$2,147,085	\$12,876	\$1,286	\$209,623	\$151,756
TexPool	\$485,357	\$72,619	\$212,452	\$235	\$270,165	\$169,988	N/A
Money Market	\$750,000	\$500,000	N/A	N/A	\$400,000	\$1,750,000	N/A
CDARS Investment	\$402,652	\$248,243	N/A	N/A	N/A	\$277,587	N/A
CDARS YTD Interest	\$208	\$128	N/A	N/A	N/A	\$144	N/A

3. Staff Updates:

A. Kevin Reaves, Police Chief

- Chief is updating the report structure to reformulate priority calls and provide a three-year comparison. Chief has not identified any anomalies when comparing current and historical data. **Feb 2015 Police Dept Report:** Priority 1 Calls = 154; Priority 2 & 3 Calls = 194; 911 Calls = 236, Citations 223; Violations 327; Jail 40.
- Chief clarified the definition of ‘terrorist threat’ according to report stats, which include threatening or harassing phone calls, etc. No true terror threats occurred in the City. Chief will continue to reevaluate the report structure to improve and clarify the officers’ work product.

B. Fort Worth Fire Dept Update

- **Acting Fire Chief David Coble** reported that while the fire services agreement went into effect in July, Fort Worth response reporting began in March. In 2014, Fort Worth responded to 37 calls to Westworth Village (including fire calls, gas leaks, downed power lines, accidents, and lift assists). Response time on the fire on Tracynne in September 2014 was 5 minutes 54 seconds. Response time on the recent fire on Pollard was 6 minutes 30 seconds. Sixteen (16) firefighters

were on-scene in 7 minutes. Both incidents were well within NFPA guidelines. The Commercial Inspection project is more than 90% complete – expect to be fully completed by April 1st.

- Mayor Yeager thanked the Fort Worth department for their service and commitment to the Westworth community.

C. Ryan Studdard, Code Enforcement

- **Code Enforcement Report:** 61 code violations with 0 citations compared to 15/0 in Feb 2014. Compliance is achieved through education, initial warning when necessary, and follow-up with the property owner. Repeat offenders are those that generate citations.
- **Inspection Report:** 44 inspections performed by City personnel compared to 37 in Feb 2014.

D. David Curwen, Director of Golf of the Hawks Creek Golf Club

- **Golf Club Report:** 1731 rounds played; \$69,610 in revenue; closed 7 full and 3 half days due to weather. Preferred Player Members: 41 monthly and 20 annual. Greens were covered for 7 days. Off-season maintenance program continues. Driving range distance markers were installed. Water wells are complete. Pumping rates will be recorded and reported beginning in March. Marketing is mainly achieved through Golf Channel/Golf News, ads in the TCU football program, Chamber of Commerce, stockyard advertisements, and Metroplex visitors' convention center advertisements.

E. Rhonda Hines, Librarian

- **Library Report:** The library was closed for 7 days due to weather. The part-time librarian quit this week. Rhonda and the other part-time employee will pick-up manning requirements. North Richland Hills library donated three boxes of Spanish language books. Rhonda has completed the annual TSLAC report. Non-resident patrons pay \$15/year to join the library. Non-residents cannot participate in the consortium sharing program.

F. Roger Unger, City Administrator

- **Capital Projects/Infrastructure:** Freese & Nichols are working on the design of the **Lyle/Straley/Trigg reconstruction project**. Contractor has done a good job maintaining property access throughout the **Randolph/Watters/Wells project**
- **TAP Grant Update:** Eight (8) RFQ packets were distributed. Only one (1) bid was received. Required information has been submitted to TxDOT. Funds will be made available on April 1st.
- **Budget/Disbursements:** Budget is tracking as expected. No new variances have occurred. The CCPD Board conducted their first review of the FY 15-16 budget earlier this evening. They are required to approve their budget and submit to Council in June. The Mayor, Finance Chair Steve Beckman, and Roger will be working together to discuss budget items. No major changes are expected year-to-year.
- **Public Works Report:** Report is included in the packet. The PW Team has been busy dealing with both Westworth and Fort Worth main breaks. PW and HCGC teams are working together to improve staffing and equipment efficiencies.

4. Committee Updates:

- A. **Finance Committee** – Steve Beckman, Chair – The Finance Committee met earlier this evening and recommends Council’s acceptance of the FY 13-14 Audit.
- B. **Library Committee** –Jill Patton, Chair – Nothing to report.
- C. **Ordinance Committee** –Mike Coleman, Chair – Mike is working on a few items, specifically police administration and animal control regulations.
- D. **Vision Committee** – Steve Beckman, Chair – Nothing to report.

5. Public Information

A. Communications:

- **TML Alert - S.B. 182 Municipal Revenue Caps** – City Secretary Carol Borges stated there are several items on the State Legislature docket that affect municipalities, most notably the revenue cap bill. All cities are sending delegates and letters to the State opposing the caps. Mayor Yeager stated he has already contacted our state representatives.
- **Atmos Energy 2015 Rate Review Report** – Annual Report – No discussion.
- **Meals on Wheels of Tarrant County- FY 13-14 Report** - Annual Report – No discussion.

B. Announcements: None.

6. Action Items:

A. Mayor Yeager

Discuss and take action with respect to **rezoning approx. 26 acres, including tracts A319-27780-15C, A319-9010-1, A319-9010-2, and A319-9010-3, to be known as Trinity Falls at Lawrence Farms, from SF-A to SF-B or SF-C with a Planned Development Overlay.** [This will be PD-4.]

- P&Z Chair Melva Campbell stated the P&Z Board voted to approve rezoning to either SF-B or SF-C.
- City Administrator Roger Unger stated the primary differences between the two zoning designations are the minimum height and front set-back requirements. Either zoning can be adjusted with a Planned Development overlay. The developer has requested SF-B zoning.
- **MOTION** made by Mike Coleman to **rezone approx. 26 acres, including tracts A319-27780-15C, A319-9010-1, A319-9010-2, and A319-9010-3, to be known as Trinity Falls at Lawrence Farms, from SF-A to SF-B with a Planned Development Overlay.** **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 the **Specific Use Permit request from Compass Bank to allow a stand-alone ATM to be located at 6720 Westworth Blvd, Lot 1 of the Shoppes at Hawks Creek Addition.**

- The P&Z Commission denied the SUP. **MOTION** made by Nick Encke to **deny the Specific Use Permit request from Compass Bank to allow a stand-alone ATM to be located at 6720 Westworth Blvd, Lot 1 of the Shoppes at Hawks Creek Addition.** **SECOND** by Jill Patton. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

C. Mayor Yeager

Discuss and take action with respect to the **Preliminary Site Plan for PD-3, the i-Wellness Institute, to be located at 285 Roaring Springs Road.**

- Glenn Griggs, the project architect, presented the preliminary site plan. Discussion continued at length regarding the building height, property elevation, setbacks, and line of site from Westworth Park. Mayor Yeager recognized the property itself presents development challenges.
- The Council requested more information to be discussed at a later date. No action was taken.

D. Mayor Yeager

Discuss and take action with respect to the **FY 2013-2014 Audit Report.**

- **MOTION to accept the FY 2013-2014 Audit** by Steve Beckman. **SECOND** by Nick Encke. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

E. Mayor Yeager

Discuss and take action with respect to **continuous-read water meter system.**

- Roger explained how continuous-read meters work and how they improve efficiencies to provide better service to the residents. Roger noted the cost estimate included in the packet was submitted by a personal acquaintance. Joseph Alvarez, Public Works Supervisor, stated he compared systems used by surrounding cities and believes this is good opportunity for the City, at a competitive rate. At an average cost of \$100-\$120 per meter with a 20 year life, it is a much better system than the current meters costing \$80-\$90 each with a 5 year life cycle. Approximately \$45K would be invested up front to acquire the hardware, software, and training needed to implement the system. Roger stated it is a good time to move on this project so that developers can be required to put in the new style meters.
- The Council requested more information to be discussed at a later date. No action was taken.

F. Mayor Yeager

Discuss and take action to **pass Resolution No. 2015-02, appointing Tiffany Aller to the CCPD Board.** [Annual appointments are made in September. Mrs Aller will fill the seat vacated by Ed Von Kohn.]

- **MOTION** made by Nick Encke to **pass Resolution No. 2015-02, appointing Tiffany Aller to the CCPD Board.** **SECOND** by Jill Patton. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

G. Mayor Yeager

Discuss and take action to **adopt the Order of Cancellation, cancelling the May 9, 2015, General Election.**

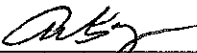
- The Mayor, Council Place 1, and Council Place 5 positions are uncontested, therefore cancelling the need for an election. The Declarations of Unopposed Candidate have been issued. Candidates cannot take the Oath of Office until after the regular canvassing period would have taken place, thus the oaths will be on the June agenda. [Texas Election Code §§ 2.051, 2.052, 2.053]
- **MOTION** made by Jill Patton to **adopt the Order of Cancellation, cancelling the May 9, 2015, General Election.** **SECOND** by Mike Coleman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.

7. Citizen Comments:


- Mrs Melva Campbell stated her concern over the Texas Legislature's proposal to limit cities' control over tree ordinances. Mayor Yeager stated there are several bills on the Legislature's docket that cities across the state are opposing. He is in the process of writing letters and personally contacting our state representatives.

ADJOURNED at 8:4 pm by Mayor Yeager.

MINUTES APPROVED BY:

 This, the 14th day of APRIL, 2015.
Anthony Yeager, Mayor

SIGNATURE ATTESTED BY:


Carol Ann Borges, City Secretary

