



City of Westworth Village
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WESTWORTH REDEVELOPMENT AUTHORITY MEETING MINUTES

NOVEMBER 11, 2014
TIME: 7:00 PM

MUNICIPAL COMPLEX
COUNCIL CHAMBERS
311 BURTON HILL ROAD

ATTENDEES:

Vice President	Nick Encke
Board Member	Melissa Huffman
Board Member	Jill Patton
Board Member	Mike Coleman
Board Member	Melva Campbell
Board Member	Steve Beckman
Executive VP	Roger Unger
Mayor	Tony Yeager
City Secretary	Carol Borges
Interim Police Chief	Glenn Lipperdt
City Attorney	Ashley Dierker

ABSENT: Board Member Sarah Dearing McCreight
(Note – Ms McCreight was appointed by Council just prior to the start of this meeting.)

CALLED TO ORDER at 7:09pm by Vice President Nick Encke.

Action Items:

- I. Approval of the Minutes** from the WRA Meeting on August 12, 2014.
 - **MOTION** made by Mike Coleman to **approve the minutes**. **SECOND** by Jill Patton. **Motion passed unanimously**, by a vote of 6 Ayes and 0 Nays.
- II. Discuss and take action to elect a President of the WRA Board.**
 - **MOTION** made by Mike Coleman to **appoint Nick Encke as President of the WRA Board**. **SECOND** by Steve Beckman. Jill Patton raised a concern over Nick's position as Westworth Park HOA President. Melissa Huffman commented that the previous President was also the WRA Attorney. **Motion passed** by a vote of 5 Ayes (Coleman, Beckman, Huffman, Campbell, and Encke) and 1 Nay (Patton).
 - **MOTION** made by Steve Beckman to **appoint Mike Coleman as Vice-President of the WRA Board**. **SECOND** by Melissa Huffman. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.
 - **MOTION** made by Steve Beckman to **appoint Jill Patton as Secretary of the WRA Board**. **SECOND** by Melva Campbell. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

III. Discuss and take action with respect to the **cost of the roof repairs of the Hawks Creek Golf Club clubhouse.**

- City Administrator Roger Unger explained the need for roof repairs at the clubhouse, as flat roofs tend to develop cracks. Extensive leaks, especially in the kitchen, occur during heavy rains. This expense was not budgeted in the City's/HCGC's budget. HCGC capital funds would be zeroed if used for this project. Roger would prefer to keep \$20-30K of capital funds on hand. With that, he is asking the WRA to fund this project as they funded the last repair about 4-5 years ago at \$130K. Current estimates came in between \$28K and \$35K. Since rooftop air conditioning units will need to be removed and reset, the job needs to be done in the winter months. Eubanks is known locally as the flat roof expert. Southwest Roofing has a good reputation with tile, asphalt, and metal roofing materials.
- Steve Beckman prefers that HC absorb the cost as a stand-alone fund. Mike Coleman agreed. Roger stated the General Fund has sufficient reserves. The Board agreed maintenance should not be deferred until a later date; the project should move forward.
- No action taken. Item died for lack of motion.

IV. Discuss and take action with to **approve granting an easement on HCGC property to the U.S. Government and its assignees.**

- Roger Unger has been negotiating this agreement with the Navy to allow the military to clear portions of Hawks Creek property along the fence line of the Base to provide improved security to the Base facility while maintaining the appearance of the course. Each clearing project would be approved by the City, including specific approval to cut any tree greater than 4" in diameter. Roger, David Curwen, Sterling Naron, and a representative from the DOD have walked the perimeter and are in agreement as to the process being put in place. Rachel Wiggins, NAS JRB Community Liaison, stated this agreement is a high priority for the Base Commander due to security concerns. Roger stated, in the spirit of the City's partnership with the Base, he recommends approval. Melva Campbell asked if provisions were made for the easement to transfer back to the City should the Base cease to exist or otherwise sell the property. City Attorney Ashley Dierker was instructed to add 'reverter language' to the agreement and resubmit to the Navy.
- **MOTION** made by Steve Beckman to **approve granting an easement on HCGC property to the U.S. Government and its assignees, with an amendment and inclusion of 'reverter language' [where the property would revert back to the City should the Base cease to exist]. SECOND** by Melissa Huffman. **Motion passed unanimously** by a vote of 6 Ayes and 0 Nays.

ADJOURNED at 7:35pm by President Nick Encke.

Minutes taken by City Secretary Carol Borges.

MINUTES APPROVED BY:

Nick Encke on this, the 16th day of DECEMBER, 2014.
Nick Encke, Board President

SIGNATURE ATTESTED BY:

Jill Patton
Jill Patton, Board Secretary

