

**Dalworthington Gardens City Council**  
**Meeting Minutes**  
**January 16, 2020**

**1. CALL TO ORDER**

Mayor Bianco called the meeting to order at 7:00 p.m. with the following present:

**Members Present:**

Laura Bianco, Mayor  
Mark McGuire, Alderman, Place 1  
Guy Snodgrass, Alderman, Place 2  
Cathy Stein, Alderman, Place 3  
Ed Motley, Mayor Pro Tem; Alderman, Place 4  
Joe Kohn, Alderman, Place 5

**Staff Present:**

Lola Hazel, City Secretary  
Greg Petty, DPS Director  
Kay Day, Finance Director

**2. INVOCATION AND PLEDGES OF ALLEGIANCE**

Mayor Bianco gave the invocation. Pledges were said.

**3. PRESENTATIONS AND PROCLAMATIONS**

**a. Employee Life Saving Award**

Chief Petty presented the Life Saving Award to Officer Maurer for saving a potential drowning victim.

**b. Volunteer of the Year by the Historical Committee**

Mayor Bianco read a proclamation for the 2019 DWG Volunteer of the Year, Jeannine Calhoon.

**c. Proclamation for National School Choice Week**

Mayor Bianco read a proclamation for National School Choice Week.

**d. Receive presentation from BrandEra on economic development opportunities**

Presentation received from BrandEra representative, Beth Owens.

**4. ITEMS OF COMMUNITY INTEREST**

The following items were presented.

- a. Business Over Breakfast – February 5, 2020, 8:00 a.m.-9:00 a.m.**
- b. Great Backyard Bird County – February 15, 2020 at 10:00 a.m.**
- c. Exploring an Ancient Shipwreck – January 26, 5 p.m.-8 p.m.**

**5. CITIZEN COMMENTS**

- 1. Todd Batiste, 2808 Broadacres Lane: spoke to private road which would be an extension of Park Drive and access to lots along that private road.

2. Tracy Dodson, 2705 Whisperwood Trail: Asked about business called Lighthouse.

## 6. MAYOR AND COUNCIL COMMENTS

Laura Bianco: Wished everyone a Happy New Year. Thanked Chief Petty for all that he gives to the community. Showed appreciation to our police for efforts on the recent home invasion. Thanked staff for stepping up to the plate in various areas and thanked the city administrator for recognizing staff. Informed everyone about the city winning the Salvation Army Mayoral Challenge per capita award again. Informed the audience the city was close to raising \$11,000. Told everyone to bring businesses to us if they know of one. Thanked McGaw Automotive, Auto Zone, and Kimbrough Extinguisher Company for helping the city to properly dispose of waste materials for the city's TCEQ evaluation. Announced the upcoming Business Over Breakfast on February 5, and Davey with Disc Golf spoke at the January meeting. Spoke about the Underwater Exploration Event coming up on January 26.

Guy Snodgrass: None

Mark McGuire: Enjoyed the visit by Santa. Expressed appreciation for our law enforcement's efforts.

Cathy Stein: Informed the audience about the Underwater Exploration event and it being a part of a newly created speaker series called DWG Presents. Congratulated Jeannine Calhoon on receiving the Volunteer of the Year award.

Joe Kohn: Announced that last Thursday was National Law Enforcement Appreciation Day. Expressed appreciation for Chief Petty and our officers and all they do for the city.

Ed Motley: None

## 7. DEPARTMENTAL REPORTS

- a. **DPS Report**
- b. **Park Board Report**
- c. **Financial Reports/Quarterly Investment Report**
- d. **City Administrator Report**

Departmental Reports were presented

## 8. CONSENT AGENDA

- a. **Approval of October 17, 2019 regular meeting minutes.**
- b. **Approval of October 24, 2019 special meeting minutes.**
- c. **Approval of December 19, 2019 regular meeting minutes.**
- d. **Resolution 2020-01 calling for a General Election for the offices of Mayor; Alderman, Place 1; and Alderman, Place 2 on Saturday, May 2, 2020.**
- e. **Ratification of an emergency purchase in the amount of \$6,950 for waterline repair on Roosevelt.**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Joe Kohn to approve the Consent Agenda.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None

## 9. REGULAR AGENDA

### a. Consider approval of Resolution 2019-26 to procure a new water meter system.

Background information on this item: Council approved a new water meter system at the December 19, 2019 Council Meeting. This is the last step to approve the new water meter system as it approves the financing for the system. Council will need to choose either a five (5) year or seven (7) year term. The five year term is interest free, whereas the seven year term comes with interest in the amount of \$19,230.50 in the last two years.

The new system will do the following:

- Reduce operational costs by eliminating the manual reading of meters
- Improve capture of water usage, thereby reducing water loss
- Provide ability to view metered water usage by the hour via the web
- Provides alerts that can benefit the utility and the customer (leaks, register malfunctions, etc.)
- Be integrated and automated with Incode
- Have a seamless implementation process
- Have great local support and maintenance

The process is as follows:

- Council approval
  - Staff issues purchase order
  - Staff begins the process of cleaning out meter boxes
- Council holds a town hall
- Ferguson begins installation

Staff will provide information via social media, the newsletter, and will have door hangers made during the installation process.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Guy Snodgrass to approve Resolution No. 2019-26 to procure a new water meter system in an amount not to exceed \$467,825 for a five (5) year term, and authorize the Mayor and city attorney to negotiate changes to the Lease-Purchase agreement.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None

### b. Receive report on converting unmarked police Tahoe to fire services vehicle. (No action to be taken)

Background information on this item: The purpose is to update Council on this decision and provide an avenue for discussion, if needed.

This item was presented. No action taken.

### c. Discussion and possible action to set a date for the first quarterly budget review meeting.

Background information on this item: Staff would like to try to nail down a date for the first budget review. Staff is looking at the last week of February for the review.

Council discussed dates and set February 25, 2020 as the date for the quarterly budget review.

### d. Discussion and possible action regarding next steps on citizen communication regarding new water meter system, to include discussion regarding town hall meeting date(s).

Background information on this item: Part of the process prior to implementation of the new meter system will be citizen communication, to include a town hall meeting, post cards for meeting date, as well as website and social media communication about the meters. The recommended time frame to hold the town hall is some time in February. Staff is looking for dates the Council cannot do, so staff can come up with an appropriate meeting date and time. Towards the end of the month will allow for more time to notify residents in advance of the meeting.

Council discussed dates and set February 27, 2020 as the date for the town hall meeting.

**e. Discuss and possible action regarding amendments to the FY 2020 budget in amounts not to exceed \$10,000.00.**

Background information on this item: This is a standing agenda item that will appear on all future agendas. The idea is provide an item whereby staff can discuss needs that come up after the agenda posting deadline. These would only be items that, without council approval, would otherwise put operations on hold.

Staff presented a water leak under this item located on Sieber Lane. Staff explained they were unable to turn off water which could result in a valve needing to be installed. Staff further explained the quote received was \$7,950 but the total repair cost could exceed \$10,000.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Mark McGuire to approve an amendment to the FY 2020 budget in the amount of \$10,000 to repair the leak on Sieber Lane.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Mark McGuire to install a valve for the water leak on Sieber Lane, only if absolutely necessary.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None

**f. Discussion and possible action regarding the reconstruction of Twin Lakes and Twin Springs**

Background information on this item: Staff consulted with engineer Dick Perkins about the scope of the project and whether drainage work would be needed. The following is the scope for both Twin Springs and Twin Lakes:

- Twin Springs Drive - Bowen Road west to its intersection with Twin Lakes Drive.
- Twin Lakes Drive - Twin Springs Drive south to the end of the cul-de-sac.
- The north leg of Twin Lakes Drive will **NOT** be reconstructed.
- There will be no need for any drainage work (driveway culverts) on this project.

Based on these details, Tarrant County submitted cost estimates for each street. In looking at cash flow for streets, the city will have \$163,480 on January 31, 2020. The total cost estimated from Tarrant County for both streets comes to \$211,814.59. That is just for Tarrant County's costs and doesn't take into account other potential project needs.

Council provided direction to staff to find out what other costs are involved.

A motion was made by Council Member Guy Snodgrass and seconded by Mayor Pro Tem Ed Motley to authorize Dick Perkins to compile an estimate to proceed with seeking Tarrant County to take on the project

for Twin Springs and Twin Lakes, and to change the width of the streets to 24 feet and removing shoulders from the scope of work.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Motley, and Kohn

Nays: Member Stein

**g. Discussion and possible action regarding utility line replacement for Roosevelt Drive.**

Background information on this item: Council approved \$225,000 in the FY 2019-2020 budget for upsizing the waterline on Roosevelt Drive from 8” to 10”. Engineer Dick Perkins has agreed to design this project for the city. Tarrant County does not assist with utility line work, so the city would need to follow the legal bidding process for this project.

There is currently a 10" line from the elevated water storage tank east on Arkansas to Roosevelt, continuing south to California. There is also a section of 10" water line in Roosevelt from the ground storage tanks extending south to Key elementary and then continuing south through private property to Twin Springs Drive.

Therefore, the best use of the budget money would be to replace the 8" line from California south to the ground storage tanks. Mr. Perkins believes our current budgeted amount would allow us to complete the entirety of that section, but surveying is needed to determine what obstacles might be faced during the project. Plans could be created by Mr. Perkins and used whether the entire project is completed this year or split up and completed next year.

Council wanted staff to research the following information: location of existing line, the effect line installation would have on the road because more cost would be involved, determine fire hydrant pressure near Harder Lane and relay this information to Dick Perkins.

A motion was made by Council Member Mark McGuire and seconded by Council Member Cathy Stein to continue this item until staff can gain answers to the above questions.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None

**h. Discussion and possible action regarding moving from a fixed-cost pricing structure to a strategic hedging pricing structure with the Texas Coalition for Affordable Power (TCAP).**

Background information on this item: In 2014, the city contracted with Gexa Energy for electricity. That contract expired March 4, 2018. Prior to expiration, the city reached out several providers to ensure we're receiving the best pricing. Information was request from Gexa Energy, the Texas Coalition for Affordable Power (TCAP), United Commercial Energy Partners, and True Energy. At the time, Gexa Energy was no longer contracting directly with customers, so it wasn't an option to renew with them directly. City Council approved to move forward with TCAP as an energy provider in March 2018.

TCAP is a non-profit coalition which negotiates the purchase of electricity on behalf of the city. The city currently has a fixed price contract with them. TCAP now has the option to move to a strategic hedging pricing model where when rates fluctuate, we would be able to take advantage of lower rates. Goal of strategic hedging is to average rates over a time frame (see page 4, top graph, for reference). For fixed rate contracts, the prices are always higher the first year and then there is a dip.

The way the process works is:

- Our contract is through December 2022 but we need to decide on strategic hedging before September 2020
  - Some cities have already voted to move to strategic hedging.

- We would still have a five year contract.
- January 2023 would be when we would roll in with everyone else for strategic hedging - takes advantage of market right now
- TCAP would buy two years in advance so we know rates.
- If we went with this and we don't like it, we can go back to fixed rate.
  - Every six months we could decide to switch back to fixed rate if we do not like strategic hedging.
- If markets change drastically, TCAP will make sure we are locked in at that point so we aren't paying higher rates.
  - The market rep will tell us in advance if we need to change to fix based on the market
  - They go out for proposals every single month to find best rates.
- They provide rates every year in March so we can plan for our budget.

Council requested a TCAP representative to come to the February 20 Council Meeting to answer questions. No action was taken.

**i. Discussion and possible action to appoint a member to the Park Board.**

Background information on this item: A park board member has resigned resulting in a vacancy. City staff will be sending out information to citizens to gain applicants for the vacancy. If Council has a recommendation, action can be taken tonight. Otherwise, it will be on the February agenda for approval.

No action was taken.

**10. FUTURE AGENDA ITEMS**

None.

**11. EXECUTIVE SESSION**

Council recessed into Executive Session at 9:09 p.m. for the following item.

- a. Recess into Executive Session pursuant to Government Code, Section 551.071, Consultation with Attorney, regarding private and public access to developments.**
- b. Reconvene into Regular Session for discussion and possible action regarding private and public access to developments.**

Council reconvened into Regular Session at 9:29 p.m.

No action was taken.

**12. ADJOURN**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to adjourn at 9:29 p.m.

Motion carried by the following vote:

Ayes: Members McGuire, Snodgrass, Stein, Motley, and Kohn

Nays: None