

MINUTES OF THE REGULAR MEETING OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, CITY COUNCIL HELD ON NOVEMBER 18, 2021 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, 2600 ROOSEVELT DRIVE, DALWORTHINGTON GARDENS, TEXAS.

WORK SESSION – 6:00 P.M.

1. CALL TO ORDER

Mayor Bianco called the meeting to order at 6:48 p.m. with the following present:

Members Present:

Laura Bianco, Mayor
John King, Alderman, Place 1
Cathy Stein, Alderman, Place 3
Ed Motley, Mayor Pro Tem; Alderman, Place 4
Joe Kohn, Alderman, Place 5

Members Absent:

Steve Lafferty, Alderman, Place 2

Staff Present:

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

2. WORK SESSION

- a. Presentation from Wellspring Insurance Agency for employee medical, dental, vision, and life insurance benefits plans.**

Presentation given.

REGULAR SESSION – 7:00 P.M.

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
John King, Alderman, Place 1
Cathy Stein, Alderman, Place 3
Ed Motley, Mayor Pro Tem; Alderman, Place 4
Joe Kohn, Alderman, Place 5

Members Absent:

Steve Lafferty, Alderman, Place 2

Staff Present:

Lola Hazel, City Administrator
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. **A proclamation presented by Representative Tinderholt recognizing the City of Dalworthington Gardens' 85th anniversary.**

Representative Tinderholt presented a proclamation recognizing the City of Dalworthington Gardens' 85th anniversary.

- b. **A proclamation recognizing January 23-29, 2022 as School Choice Week in Dalworthington Gardens.**

Mayor Bianco read a proclamation recognizing January 23-29, 2022 as School Choice Week in Dalworthington Gardens.

4. ITEMS OF COMMUNITY INTEREST

The following items were presented.

- a. **Santa in the Park – December 5, 3-5 pm**
- b. **Santa Parade – December 23**

5. CITIZEN COMMENTS

None.

6. MAYOR AND COUNCIL COMMENTS

- **Mayor Bianco:** Thankful for everyone sitting in this room. Thank you, Lola, for the outstanding job on this building. Thanks to all my friends sitting at the dais, people who have tremendous hearts. I am thankful for DPS staff and city staff. Please hug your loved ones a little tighter this holiday season. Thanked Texas Image and Printing for their generous contribution in printing the brochures for our new City Hall. Thanked Patti White with Green's Produce for the donated planters for the new City Hall building. Thanked Spence for taking photos at our Grand Opening event. Thanked Council Member Cathy Stein who donated beautiful artwork for the conference room. Thanked Mayor Pro Tem Ed Motley and his wife Linda who donated an extraordinary handcrafted conference table. Thanked Council Member John King for his generous contribution of bottled water for the Grand Opening event. Thanked the CPSAAA members who graciously gave up their time to make our event successful. Thanked Jennifer Burkhart and Lola Hazel for working behind the scenes to plan everything and make it a successful event. Thanked volunteers who work hard to keep the flower beds in Gardens Park looking pristine.
- **John King:** Stated the city had a fantastic showing for City Hall Grand Opening celebration. Appreciate everyone coming.
- **Cathy Stein:** Stated she was very impressed with the wide range of cities who sent reps to the City Hall Grand Opening. Stated it was great to see everyone, including former mayor Al Taub at the Grand Opening event. Stated staff did a good job putting the Grand Opening event together. Wished everyone a Happy Thanksgiving.
- **Ed Motley:** Asked for a short moment of silence for all turkeys that will expire for our benefit. Wished everyone a happy and safe Thanksgiving.
- **Joe Kohn:** Echoed what John and Ed said. Thanked city staff who put the event together. Stated he was shocked at the showing for City Hall Grand Opening.

7. DEPARTMENTAL REPORTS

- a. DPS Report
- b. Financial Reports
- c. City Administrator Report

Departmental Reports were presented.

8. CONSENT AGENDA

- a. Approval of October 21, 2021 regular meeting minutes.
- b. Approval of Resolution No. 2021-28 approving the 2022 City Holiday Schedule.
- c. Approval of Resolution No. 2021-27, to conduct an annual review of the City Investment Policy, in accordance with Chapter 2256 of the Local Government Code, suggesting no changes to the existing policy.
- d. Approval of Ordinance No. 2021-17 to approve changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 10, Subdivision Regulations, as it relates to platting and curved streets.
- e. Approval of the purchase of a subscription to CodeRed emergency and nonemergency notification software in the amount of \$3,474.02 for a three year term, with the ability to cancel each fiscal year for non-appropriation of funds.
- f. Approval to call an election for street sales tax continuation, in accordance with state law requirements.
- g. Approval of an agreement with the City of Everman, Texas to authorize a donation of certain radio equipment to the City of Everman.
- h. Ratification of invoice from Gratex Utilities in the amount of \$5,800 for an emergency water leak on Clover Lane.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to approve the Consent Agenda excluding item a, which will be brought back next month for consideration, and pull off items b and d for individual discussion.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

9. REGULAR AGENDA

At this time, Mayor Bianco stepped down from the dais and left the Council Chambers as this item directly affected her. Mayor Pro Tem Ed Motley ran the meeting for this item.

- a. Consider approval of an application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.
 - i. Public hearing
 - ii. Discussion and possible action

Background information on this item: Section 10.02.004 of the City's Code of Ordinance states, "No building permit shall be issued for the construction of improvements on any property not platted..." Mrs. Bianco has submitted a plat application to combine properties located at 2701 and 2801 Pleasant Ridge Road.

In accordance with Section 10.02.031, the city determined the plat application to be complete on July 20, 2021. In accordance with Section 10.02.094, the plat application was then forwarded to the city engineer for review. On October 5, 2021, the city engineer conducted his third and final review of the plat, determined the plat conforms with the City's subdivision ordinance, and recommends approval of the plat.

The city has notified all property owners within 200' and included information on how to provide public comments at both the planning and zoning meeting and city council meeting.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinances. As such, staff recommends approval of this plat.

Mayor Pro Tem Ed Motley opened the public hearing at 7:31 p.m.

With no one desiring to speak, the public hearing was closed at 7:31 p.m.

A motion was made by Council Member Cathy Stein and seconded by Council Member Joe Kohn to approve an application from Laurie Bianco for a final plat of Lot 1, Block 1, Bianco Estate, an addition to the City of Dalworthington Gardens, Tarrant County, Texas, being 12.060 acres of land located in the J.W. Hale Survey, Abstract No. 802, Dalworthington Gardens, Tarrant County, Texas, and commonly known as 2801 Pleasant Ridge.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

At this time, Mayor Bianco resumed her place at the head of the dais and ran the meeting.

b. Discussion and possible action on selection of employee medical, dental, vision, and life insurance benefits plans.

Background information on this item: The city's insurance broker, Wellspring Insurance Agency, was present to go over employee insurance benefits. The city's plan year is January to December. Multiple companies submitted bids for insurance plans. The city currently has TML Health medical, Dental Select dental, EyeMed vision, and One America life insurance.

Each year, the city receives information from TML Health on the percentage of increase to benefits for the next plan year. The city was informed to plan for a 6% increase which was included in the FY 2021-2022 City Budget. The problem is, the city received the new plans which are not comparable to the previous medical plan choices. The city's core plan was a PPO plan previously and was changed to an HMO plan. TML Health had multiple meetings to go over plan changes and never once mentioned this drastic change. With that change, staff looked at a different medical plan choice so that employees could maintain a PPO plan. That increase will be \$18,844.53. The amounts staff is presenting differ slightly from what you see in Wellspring's packet because they don't account for funds the city places into HSA plans. The city takes the difference between the core plan and adds it into an HSA account for employees who choose that option. Staff also wanted to show the increase to the budget if the council decided to move from TML Health to another provider, which in this case is Blue Cross Blue Shield (BCBS). You will see multiple other providers in the bid packet, but BCBS plans are the most comparable to the current TML plans. The other benefit to BCBS is they pay a higher percentage on some plans for out of network costs. That is a huge benefit to employees.

The city dental and vision plans are voluntary and no changes are requested to those plans.

There are a few other additional benefits Wellspring will touch on. One is for citizens to pay a monthly fee to have insurance coverage for water breaks. The second is an Employee Assistance Program (EAP) specifically for first responders (also includes dispatchers). The EAP would be a cost to the city which is not budgeted.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member John King to approve the Blue Cross Blue Shield medical insurance plans as presented.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

c. Discussion and possible action regarding the City's water system infrastructure.

Background information on this item: Staff recently met with the city engineer to perform an overview of the city's drinking water system. The discussion revolved around the chlorinated water mixing between the two water sources, Fort Worth and Arlington. Both providers have different chlorination ratio causing water stratification in the system, resulting in fluctuations in the chlorination levels.

Possible solutions being researched include:

- Fort Worth water goes straight into the ground storage tank (north) while Arlington is piped into the distribution system on the south end of town. Is it possible to bring Arlington water directly into the tank where it can be mixed with the Fort Worth water?
- Increasing Cla-Val to allow a greater flow than 200 gallons a minute allowing the ground storage to fill quicker. The concern is during the summer months the water is not filling the ground storage fast enough to supply demand as well as recover supply.
- Updating SCADA on the Arlington (south) site to monitor flow and chlorination levels so personnel do not have to manually check it each day.
- Providing emergency power to the Arlington (south) site in the event we have power interruption.
- Mixing system in the ground storage tank. Currently Fort Worth water is piped in from the bottom and it is removed from the bottom creating stratification (stale water) in the tank.
- Chlorination system being added where water can be chlorinated to bring up levels negating the need for daily flushing.
- SCADA upgrade. Currently our monitoring system is limited in what it can do. Therefore, an operator has to check and monitor the system hourly. This practice is required to move all of the ground storage water every day to prevent stagnation. This requires the operator to set alarms twice a night to monitor the water levels 24 hours a day 7 days a week.

No action was taken.

d. Consider approval of Resolution No 2021-29 authorizing the Mayor to execute Global Opioid Settlement documents and adopting the Texas Term Sheet.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to approve Resolution No 2021-29 authorizing the Mayor to execute Global Opioid Settlement documents and adopting the Texas Term Sheet.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

e. Discussion and possible action regarding Project #2020-01, the new City Hall building, to include but not limited to any change order approval.

Background information on this item: Staff met with two contractors about concerns over sound buffering in the conference room and the Judge's office. Both contractors stated ceiling tile change out was needed in addition to insulation, but only one contractor provided a quote. Currently, insulation does not go all the way to the roof, and that coupled with the drop ceiling is causing sound to travel. The conference room and Judge's office are the two

rooms where there should be a sound barrier. The quote includes \$5,800 to change out the ceiling tiles, and \$3,400 for insulation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to approve a quote from RJ Construction for sound buffering solutions for the new City Hall building, to include changing out the ceiling tiles and insulation, in an amount not to exceed \$10,000.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

f. Discussion and possible action regarding Project #2021-02, the Tarrant County Community Development Block Grant program for Ambassador Row, to include but not limited to any change order approval.

Background information on this item: This will be a recurring item for Project #2021-02, the 47th Year CDBG project for Ambassador Row.

Tarrant County has begun the bidding process for this project. Staff hopes to have updates soon on contractors and start date.

Nothing presented.

g. Discussion and possible action regarding amendments to the FY 2021-2022 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.

Nothing presented.

h. Approval of Resolution No. 2021-28 approving the 2022 City Holiday Schedule.

This was item 8b from the Consent Agenda which was pulled off for individual discussion.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to correct Veterans Day as being a Friday and not a Thursday.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

i. Approval of Ordinance No. 2021-17 to approve changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 10, Subdivision Regulations, as it relates to platting and curved streets.

This was item 8d from the Consent Agenda which was pulled off for individual discussion.

A motion was made by Council Member Cathy Stein and seconded by Mayor Pro Tem Ed Motley to make a change to Section 1 of Ordinance No. 2021-17 to replace “delete” with “add” for the knuckles definition.

Motion carried by the following vote:

Ayes: Members King, Stein, Motley, and Kohn

Nays: None

10. TABLED ITEMS

- a. Discussion and possible action regarding consideration of bond requirements for oil and gas drilling.

Item not removed from the table.

11. FUTURE AGENDA ITEMS

None.

12. EXECUTIVE SESSION

The City Council recessed into Executive Session at 8:45 p.m.

- a. Recess into Executive Session for the following items:

- i. Pursuant to Government Code Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; and pursuant to Government Code, Section 551.071, Consultation with Attorney; to wit: the Public Works Superintendent
- ii. Pursuant to Government Code Section 551.071, Consultation with Attorney, to wit: Public Works Investigation
- iii. Pursuant to Government Code, Section 551.071, Consultation with Attorney, to wit: Irene Wairimu v. Tyler Wiggins

- b. Reconvene into Regular Session for the following items:

The City Council reconvened into Regular Session at 9:15 p.m.

- i. Discussion and possible action on the public works superintendent.
No action taken.
- ii. Discussion and possible action on the public works investigation.
No action taken.
- iii. Discussion and possible action on Irene Wairimu v. Tyler Wiggins.
No action taken.

13. ADJOURN

The meeting was adjourned at 9:15 p.m.



Laura Bianco, Mayor

ATTEST:



Lola Hazel, City Administrator/City Secretary