

**MINUTES OF THE REGULAR MEETING OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, CITY COUNCIL HELD ON NOVEMBER 21, 2024 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, 2600 ROOSEVELT DRIVE, DALWORTHINGTON GARDENS, TEXAS.**

*While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the City Council.*

**WORK SESSION AND/OR EXECUTIVE SESSION**

**1. CALL TO ORDER**

Mayor Bianco called the meeting to order at 6:00 p.m. with the following present:

**Members Present:**

Laura Bianco, Mayor  
John King, Alderman, Place 1  
Steve Lafferty, Alderman, Place 2  
Cathy Stein, Alderman, Place 3  
Ed Motley, Mayor Pro Tem; Alderman, Place 4  
Paul Sweitzer, Alderman, Place 5

**Staff Present:**

Greg Petty, DPS Director/City Administrator  
Kay Day, Finance Director  
Sandra Ma, City Secretary/Court Administrator

**2. WORK SESSION**

**a. Presentation from HUB International for employee medical, dental, vision, and life insurance benefit plans.**

Presentation received.

**b. Work Session on other listed agenda items, if time permits.**

The following items were discussed.

Regular agenda item 9i, Flock cameras.

Regular agenda item 9a, Planned Development for 3513 S. Bowen Road driveway spacing and safety concerns.

Regular agenda item 9e, Tarrant County Board of Director votes.

Regular agenda item 9f, CDBG.

Regular agenda item 9g, Chevrolet truck for Public Works.

Regular agenda item 9h, granting renewal of ONCOR electric.

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**REGULAR SESSION**

**1. CALL TO ORDER**

Mayor Bianco called the meeting to order at 7:03 p.m. with the following present:

**Members Present:**

Laura Bianco, Mayor  
John King, Alderman, Place 1  
Steve Lafferty, Alderman, Place 2  
Cathy Stein, Alderman, Place 3

Ed Motley, Mayor Pro Tem; Alderman, Place 4  
Paul Sweitzer, Alderman, Place 5

**Staff Present:**

Greg Petty, DPS Director/City Administrator  
Kay Day, Finance Director  
Sandra Ma, City Secretary/Court Administrator

**2. INVOCATION, AND PLEDGES OF ALLEGIANCE**

Mayor gave invocation. Pledges were said.

**3. PRESENTATIONS AND PROCLAMATIONS**

None presented.

**4. ITEMS OF COMMUNITY INTEREST**

The following items were presented.

**DWG's Farmers Market 10-2 p.m. at ACA**

- a. Pictures with Santa, Sunday, December 7, 2024 from 3:00 – 5:00 p.m.
- b. Salvation Army – Ring the Bell, December 14, 2024 from 10:00 – 6:00 p.m.
- c. Santa Parade, Monday, December 23, 2024. Helicopter 4:00 – 4:30 p.m. Parade 5:00 p.m.
- d. Bi-Monthly park workday, Saturday, January 11, 2025 from 9:00 – Noon.

**5. CITIZEN COMMENTS**

Iashia Bergamini, 2812 Whisperwood Trail, said she is happy to see the bridge near Key Elementary is being resolved. She hopes the other bridge will be installed soon. She wanted to bring awareness of the process for bulk pick-up with CWD. She had two couches she needed to dispose of. If the item is larger than one cubic yard, you need to email CWD a request, send a picture, and pay an amount for pick-up. Since we are no longer with Republic Services, residents could not just bring it to the landfill. She stated the City did have a bulk dump day, but there wasn't much notice, and she could not make it during the days listed. She wants the City to continue with the bulk clean-up day with more advanced notice. She said she is the Park Board Chair and wanted to state the board is feeling unappreciated in their efforts to organize events. There wasn't a lot of support and volunteers for Trunk or Treat. She would like to invite the City Council to attend park board events to show participation and to boost morale with the Park Board Members.

**6. MAYOR AND COUNCIL COMMENTS**

Cathy Stein: Thanked all the volunteers that came for the November park work day. There were 15.50 hours volunteered. There were great improvements made to the large triangle bed and hope to complete the project in March with the next park work day.

Paul Sweitzer: None

Steve Lafferty: Just wanted to remind everyone to travel safely for the upcoming holidays. When available, to find moments go off by yourself and find something to be thankful for.

John King: Enjoy Thanksgiving and spend time with your family and be safe.

Ed Motley: Stated what Steve said was an awesome suggestion. There is a lot to be thankful for such as living in this great country. Be safe and count your blessings.

Mayor Bianco: Recognized Kay Day. She received a letter in the mail notifying her that the annual comprehensive financial report for the fiscal year ended September 30, 2023, qualifies for GFOA's Certificate of Achievement for Excellence in Financial reporting. Kay was also recognized in DWG's newsletter. I can't say enough of the great things that Kay has done. Happy Thanksgiving. I love this time of year between Thanksgiving and Christmas. I wish John King a happy birthday. The next thing to discuss is the Red Kettle Challenge. Every year, we have received the per capita award. If you have an extra hour or two, I encourage everyone to ring the bell at Greens, Campo Verde, and Grounds, and Gold. Great news, one of the bridges has been installed. In the Court of Kindness, we had Mke Pair, who came out and repaired some of the playground equipment and saved the City thousands of dollars. Thank you to the volunteers who worked the Trunk or Treat event: Iashia, Regina McBride, Alex and Mia Cardenas who are 5th graders in student council at ACA, Paityn and Carter Day who are kids of Marcus Day and grandkids of Kay Day, Tara Cao with her crew of Savannah and Leilan Li and Landon Masri, Alison Paige Nguyen represented the iKids Dentistry business. From the Martin High School, we had Shasom Ekukhuemen, Jimmy McBride, Cody Morgan, Lyla Phelps, and Camerson and Phoebe McBride.

## **7. DEPARTMENTAL REPORTS**

*Informational reports only; no action to be taken.*

### **a. Director of Public Safety/City Administrator Report**

Departmental Reports were presented.

## **8. CONSENT AGENDA**

*All consent items are considered to be routine and will be enacted by one motion and vote.*

- a. Approval of Ordinance 2024-08 Planned Development Ordinance**
- b. Approval of Resolution 2024-15 approving the 2025 City Holiday Schedule**
- c. Approval on adopting a Prohibited Technology Policy.**
- d. Approval of August 27, 2024 Minutes**
- e. Approval of September 19, 2024 Minutes**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer to approve the consent agenda.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

## **9. REGULAR AGENDA**

- a. Discussion and possible action on an Application for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens Addn Block 5, Lot 2A4**
  - i. Conduct a public hearing**
  - ii. Discussion and action**

Background Information:

An application with a concept plan was received by Jim Lucas for a planned development of City Ordinance Chapter 14 Division 7 Overlay District Regulations.

The Concept Plan was forwarded to the city engineer for review on September 14, 2024. Comments from the engineer were returned on September 26, 2024

The city published this meeting in the Commercial Recorder and notified all property owners within 200' of the subject's property and included information on how to provide public comments at both the planning and zoning meeting, October 3, 2024 and city council meeting, October 17, 2024. On October 17, 2024 this agenda item was continued to this city council meeting, November 21, 2024.

Planning and Zoning met on October 3, 2024 and recommended approval for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens, Texas Addition Block5 Lot 2A4.

Of the 21 letters mailed, one response was received. Dr. J. Michael Rogers who was not for or against, but wanted council to consider "green screen" of shrubs, trees to help mitigate the change of view.

Mayor Bianco opened the public hearing at 7:25 p.m.

With no one desiring to speak the public hearing was closed at 7:25 p.m.

A motion was made by Mayor Pro Tem Ed Motley and seconded John King to approve this concept plan contingent upon a drainage study.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

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

Background Information: The city's insurance broker, HUB Wellspring International, 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 BCBS Health medical, EMI Health dental, EyeMed vision, and Renaissance Basic Life/AD&D, STD & LTD.

In keeping with the same (5) plan options, the employer BCBS medical increase will be 12.2%, which is 2.2% over the projected budget increase of 10%.

The city Dental plan is voluntary and we are proposing to move to a new company called Delta Dental using there PPO Premier Plus network. This company offers a low and high option just like the current plan. The high option provides a higher annual max benefit of \$2,500 vs \$2,000, covers 90% of basic services vs 80% on the current plan, and covers 60% of major services vs 50% on the current plan. The Low Plan covers 80% of Endodontics/Periodontics vs 50% on the current plan. The current provider has a projected 15% increase, whereas the new vendor is projecting an 11% increase, which includes a 24- month rate lock.

The city Vision plan is voluntary and rates will remain the same since we are in the 2<sup>nd</sup> year of a 2-year agreement with Eyemed.

The city Basic Life, STD and LTD plans and rates will remain the same since we are in the 2<sup>nd</sup> year of a 2-year agreement with Renaissance.

A motion was made by Council Member Paul Sweitzer and seconded John King to adopt the current program we have with a change in the dental provider.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**c. Discussion and possible action creating Dalworthington Gardens Tax Increment Zone #1.**

**i. Conduct a public hearing**

**ii. Discussion and action**

Background Information:

The City will hold a public hearing on the creation of a reinvestment zone and its benefits to the City of Dalworthington Gardens and to provide a reasonable opportunity for any owner of property within the proposed zone to protest the inclusion of their property within the proposed zone, which proposed reinvestment zone contains approximately 306.58 acres of land generally located South of Smith Barry Road, East of Woodside Drive, North of Interstate 20, and West of South Cooper Street, and being wholly located within the corporate limits of the City of Dalworthington Gardens, Texas.

Trent Petty from Petty and Associates gave a presentation.

Mayor Bianco opened a public hearing at 7:39 p.m.

Iashia Bergamini, 2812 Whisperwood Trail, she is favor of rates not increasing, but will like to hear more on appraisal value in the future.

With no one desiring to speak Mayor Bianco closed the public hearing at 7:39 p.m.

**d. Discussion and possible action to approve Ordinance 2024-11, creating Dalworthington Gardens Tax Increment Zone #1.**

A motion was made by Council Member John King and seconded by Council Member Cathy Stein to approve Ordinance No. 2024-11, creating Dalworthington Gardens Tax Increment Zone #1.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**e. Discussion and possible action regarding the ballot for appointments for the Tarrant County District Board of Directors beginning January 1, 2025 by Resolution No. 2024-14 authorizing the casting of two votes.**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer to give one vote to Wendy Burgess and one vote to Gloria Pena.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**f. Discussion and possible action on the 51<sup>st</sup> Community Development Block Grant (CDBG) project for the City.**

Background Information:

For the past several CDBG projects, DWG has been replacing sections of Ambassador Row and doing any needed utility work in the area of the street work. In the last project, a length of new sidewalk was also installed to begin to improve walkability and thus safety in the area. Now that all of Ambassador Row has been replaced, staff needs direction on what project the city wants to take up next. There are street and utility projects identified in the CIP lists for the multifamily area that may provide direction for the scope of our next project. We can leverage CDBG for capital improvements. Additional sidewalk installation would add safety and improve walkability in the area.

Tarrant County told staff that CDBG project awards typically range between \$140,000 and \$160,000. For our last project we were awarded \$180,000.00.

A motion was made by Council Member Cathy Stein and seconded by Mayor Pro Tem Ed Motley to ask the engineer to give a preliminary cost estimate for replacing Madrid Court from Arkansas Lane through the intersection of Ambassador Row with concrete and a sidewalk on the west side of Madrid and any utility work that would need to be done in conjunction with that stretch for council to consider at the December meeting. Mayor Pro Tem Ed Motley offered an amendment to add an option to the motion to see if adding a 4 foot sidewalk to the project is even feasible which was accepted by Council Member Cathy Stein as part of her original motion.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**g. Discussion and possible action to on purchasing a new Chevrolet truck for Public Works.**

Background Information:

City staff is requesting to purchase a new 2024 Chevrolet 3500 truck for public works. The proposed truck is outfitted with a “work bed,” allowing PW staff to securely organize and carry more. Staff is also requesting to add emergency lights (amber) and graphics. Council approved \$70,000 in the 24-25 budget for this purchase. Furthermore, staff is requesting to trade or auction a 2008 Ford F250

A 5y-100k extended warranty was not quoted but is expected to cost less than \$5000.00.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to approve the purchase of a 2024 Chevrolet 3500 truck with outfitting and the addition of a 5-year 100k warranty not to exceed \$70,000.00.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**h. Discussion and possible action to approve Ordinance 2024-12, granting renewal of ONCOR electric**

**delivery company LLC, its successors and assigns an electric power franchise to use the present and future streets, alleys, highways, public utility easement, public ways, and public property.**

Background Information:

Our current electric franchise with ONCOR is set to expire on December 31, 2024. Enclosed is an electric franchise renewal ordinance. The franchise proposes a term of 20 years, and will expire on December 31, 2044.

A motion was made by Council Member Paul Sweitzer and seconded by Council Member John King to approve Ordinance 2024-12 renewal of ONCOR electric delivery company LLC, its successors and assigns, an electric power

franchise to use the present and future streets, alleys, highways, public utility easement, public ways, and public property.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**i. Discussion and possible action on purchasing three Flock Safety Cameras.**

Background Information:

Flock Safety is a License Plate Reader (LPR) camera system that captures vehicle data needed to help solve and prevent crimes. The camera system is used for real-time intelligence centers, real-time alerting, incident management, evidence capture, video management, investigations, crime analysis, crime reduction, community relations, and missing persons. It has an alert time of less than 45 seconds and provides an image of the vehicle. By strategically placing these camera systems throughout the city, we can get real time information on stolen vehicles and known suspect vehicles that have entered into our city. We also will have the ability during an investigation to go into the Flock system to look for suspect vehicles that fled from the crime scene. Once a suspect vehicle or a stolen vehicle is identified, it will not only be tracked on our cameras, but it can be tracked on every Flock camera in the system. This is truly a game changer. Each camera is \$3000 (annually) with an installation fee of \$650 per camera. If we sign a contract with Flock by the end of November, they will waive the installation fee saving the city \$1950. If approved this would give DWG 6 cameras throughout the city.

A motion was made by Council Member Paul Sweitzer and seconded by Council Member John King to approve the purchase of three additional Flock Safety Cameras not to exceed \$9,000.00.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

**j. Discussion and possible action regarding amendments to the FY 2024-2025 budget in amounts not to exceed \$10,000.00.**

No action was taken.

**10. TABLED ITEMS**

- a. Discussion and possible action to direct staff regarding correctly indicating when special exceptions are authorized in accordance with Section 14.02.321 of city ordinances, to include but not limited to special exceptions for private stables as allowed in Section 14.02.172 “SF” residential district uses.
- b. Discussion and possible action to consider a modification to the Bowen Road Overlay District to extend its boundary to include the property located at 2601 and 2615 California Lane, Eleanor Estates for Garden Homes

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer to permantly remove items a and b from Tabled Items.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein, and Sweitzer

Nays: None

## **11. FUTURE AGENDA ITEMS**

DPS Building Bids to meet December 11, 2024

DPS Vehicles

## **13. ADJOURN**

The meeting was adjourned at 7:57 p.m.