

MINUTES OF THE REGULAR MEETING OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, CITY COUNCIL HELD ON June 20, 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
Mark McGuire, Alderman, Place 5

Staff Present:

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

2. WORK SESSION

a. Work session for High Level Budget Review to include review of Strategic Plan.

Work session conducted on Budget Review. Strategic Plan was not reviewed.

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

REGULAR SESSION

1. CALL TO ORDER

Mayor Bianco called the meeting to order at 7:01 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
Mark McGuire, Alderman, Place 5

Staff Present:

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

Kristina Campbell was the winner for Mayor of the Day. She led the first part of the meeting.

2. INVOCATION, AND PLEDGES OF ALLEGIANCE

Mayor gave invocation. Pledges were said.

3. ITEMS OF COMMUNITY INTEREST

The following items were presented.

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

- a. **Town Hall Meeting, Tuesday, June 25 at 7:00 p.m.**
- b. **Park Work Day, Saturday, July 13 from 8:00 a.m. – 11:00 a.m.**
- c. **Ice Cream Social, Saturday, July 13 from 6:30 – 8:30 p.m.**
- d. **Day with the Law, Saturday, September 7, 2024 from 10:00 a.m. – 2:00 p.m.**

4. CITIZEN COMMENTS

None

5. MAYOR AND COUNCIL COMMENTS

Ed Motley: As we approach July 4th, our country's 248th birthday, be careful if you are traveling. Be especially careful if you go outside the city to pop your fireworks.

John King: It is nice to see almost a full house here. It doesn't happen often, but it is great to see people showing interest. Congratulations to Kristina for being Mayor of the Day.

Steve Lafferty: Congratulated Kristina as well and also welcome to all the people that joined tonight

Mark McGuire: Commented on how Kristina is an incredible reader and very well spoken.

Cathy Stein: Under Items of Community Interest, the Park Work Day is from 8:00 a.m. to 11:00 a.m. to hopefully get cooler weather since it is July. The Ice Cream Social is that night. We get locals to make some fantastic ice cream. This will be located at City Hall. She is hoping to have some videos of historical information to play. This is a come-and-go event. It would be great to come here and meet your neighbors.

Mayor: She is proud of her sweet friend Kristina. She is extremely articulate and a very bright young lady. She sees a bright future for her. Kristina has expressed interest in City Government. She is expecting superior things from her. Thank you for everyone that came out tonight. She publicly apologized to Dr. Aaron Reich for not having the proclamation ready for presentation tonight. This gentleman has served on the school board forever.. He is a brilliant human with a heart of gold who has led the school board and everybody else in the right direction and has recently stepped down. She suspects this is not the end of his public service career because he has too much talent to let that go.

6. DEPARTMENTAL REPORTS

Informational reports only; no action to be taken.

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

Departmental Reports were presented.

7. CONSENT AGENDA

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

- a. **Approval of March 21, 2024 Minutes**
- b. **Approval of May 8, 2024 Minutes**
- c. **Approval of May 16, 2024 Minutes**
- d. **Ratification of invoices over \$5,000 for water leak repairs -2805 Sunset & Fire Hydrant**
- e. **Ratification of invoices over \$5,000 for Texas Automation System.**
- f. **Ratification of invoices over \$5,000 for pedestrian bridges.**

A motion was made by Council Member Cathy Stein and seconded simultaneously by Council Member Steve Lafferty and Council Member John King to approve the consent agenda.

Motion carried by the following vote:
 Ayes: Members King, Lafferty, and Stein
 Nays: None

Council Member Cathy Stein requested to revisit the consent agenda and offered an amended motion that was seconded by Council Member Steve Lafferty to remove item f from the consent agenda.

Motion carried by the following vote:
 Ayes: Members King, Lafferty, and Stein
 Nays: None

Kristina Campbell handed the gavel back over to Mayor Bianco to continue the meeting.

8. REGULAR AGENDA

- a. **Receive presentation from Tarrant Appraisal District Chief Appraiser over general explanation of job and vision.**

Background Information:

The Secretary of the Tarrant County Appraisal District Board of Directors, Gloria Pena, reached out to the Mayor to have the new Chief Appraiser introduce and speak at the Council Meeting.

Presentation received.

- b. **Discussion and possible action to consider a zoning ordinance change to allow Garden Homes in a specified area near the Bowen Road Overlay District.**

Andy Nguyen gave presentation.

Background Information:

Julie Vu and Andy Nguyen spoke about their proposal for a Garden Home development on their property on California Lane during the work session of the May 16, 2024 regular City Council meeting. The council made several observations about the proposal. Julie and Andy feel that most of them can be addressed during the presentation of a Concept Plan, however one observation made by Alderman Cathy Stein was recognized as something that would require an addition to the existing zoning ordinances to address.

Julie and Andy put together a suggested addition to DWG's zoning ordinances and requested a meeting with Cathy. After meeting with Cathy on two occasions, Julie and Andy have a recommendation for the council to consider. They request that the council call upon P&Z to study the proposed language in Exhibit A and provide their recommendations to the council regarding incorporating the language in Exhibit A into the current zoning ordinances.

City Council recessed into Executive Session at 7:26 p.m. pursuant to Texas Government Code. Section 551.071, consult with City Attorney.

City Council reconvened into Regular Session at 7:29 p.m.

Council Member Cathy Stein did not return due to a conflict on this agenda item.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council member John King to have the Planning and Zoning Commission consider 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 Gardens Homes.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley and McGuire

Nays: None

Council Member Cathy Stein was not present for this item and did not vote.

c. Discussion and possible action on budget planning to include but not limited to tax rate calendar and work session scheduling.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member John King to set the first budget meeting on July 30, 2024 at 6:00 p.m. and second budget meeting on August 22, 2024 at 6:00 p.m. and the third budget meeting August 27, 2024 at 6:00 p.m.

Motion carried by the following vote:

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

Nays: None

d. Discussion and possible action to approve service agreement with P3 Works | Petty & Associates for various Economic Development Projects.

Background Information:

On June 14, 2024, Mayor Bianco, Mayor Pro Tem Ed Motley, Alderman Cathy Stein, and City Staff met with Trent Petty of P3 Works | Petty and Associates regarding various economic Development Projects..

Scope of Service

P&A will, as directed by the Mayor or her designee, prepare data, documentations, maps, ad hoc analysis, reports and presentations; including the feasibility of economic incentive opportunities such as Tax Increment Reinvestment Zone creation, Section 380 agreements and other tools that will help realize the economic development vision for DWG. Should the City decide to pursue creation of a Tax Increment Reinvestment Zone after review and approval by the City Council, P&A will provide all necessary analysis and documentation to complete the creation process at the hourly rates listed in the agreement. This engagement for services will begin June 20, 2024, and continue until terminated by the City or Petty & Associates. Petty & Associates will perform only duties assigned by the City under this Scope of Service.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to accept service agreement with P3 Works | Petty & Associates for various Economic Development Projects.

Motion carried by the following vote:

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

Nays: None

e. Discussion and possible action to apply for the copyright and publish *The Day Eleanor Arrives* DWG's children's history book.

Background Information:

The DWG history children’s book *The Day Eleanor Arrives* by Mary Webster is ready to have the copyright applied for and to be published. Many hurdles have been cleared to get to this point. This was actually supposed to be an agenda item before Lola left, however it did not make it on the agenda. Mary Webster has transferred to the city the intellectual property rights to the text that she wrote and the illustrator, Kristy Jarvis has given the city a perpetual non-exclusive license to the illustrations of the work entitled *The Day Eleanor Arrives*.

Once the copyright application has been submitted, publishing is anticipated to be through IngramSpark.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to apply for copyright and publish *The Day Eleanor Arrives* DWG’s children’s history book.

Motion carried by the following vote:

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

Nays: None

9. 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.**

Item not addressed.

10. EXECUTIVE SESSION

Any action may be deferred until the 7:00 p.m. Regular Session

City Council recessed into Executive Session at 6:42 p.m. and reconvened at 7:00 p.m.

City Council recessed into Executive Session at 7:58 p.m.

1. **Pursuant to Section 551.071, Texas Government Code, Attorney Consultation, to consult with the City Attorney and to receive legal advice regarding any item listed on the agenda.**
2. **Pursuant to Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.**
 1. **Evaluations of the City Administrator, City Secretary, and Finance Director**
 2. **Possible New Finance Position**
- ~~3. Pursuant to Texas Government Code, Section 551.087, discussion regarding Economic Development Prospects Project Number 2024-002~~

Item #3 was removed by the Mayor.

City Council reconvened into Regular Session at 8:44 p.m..

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to take action that was discussed in executive session.

Motion carried by the following vote:

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

Nays: None

11. FUTURE AGENDA ITEMS

None

12. ADJOURN

The meeting was adjourned at 8:45 p.m.