

CITY OF LAKE WORTH
Minutes for
City Council Public Hearing/Regular Meeting
Tuesday, January 10, 2017
6:30 P.M. – Council Chambers
3805 Adam Grubb • Lake Worth, Texas

1. Call to Order.

Mayor Walter Bowen called the Council meeting to order at 6:30 p.m.

2. Invocation and Pledge of Allegiance.

Pastor Zach Hatton gave invocation. Attendees recited the pledge of allegiance.

3. Roll Call.

Council members present were Mayor Walter Bowen, Jim Smith, Geoffrey White, Gene Ferguson, Ronny Parsley, Pat O. Hill, Gary Stuard, and Clint Narmore.

Staff present was Stacey Almond, City Manager; Debbie Whitley, Assistant City Manager/Director of Finance; Linda Rhodes, City Secretary; Jami Woodall, EDC Coordinator; Suzanne Meason, Planning and Zoning Administrator; and Sean Densmore, Director of Public Works. City Attorney Drew Larkin and City Engineer Misty Christian were present.

4. Consent Agenda:

- a. **Approval of minutes for the City Council Public Hearing/Regular meeting on December 13, 2016.**
- b. **Approval of Finance Reports for the month of December 2016.**
- c. **Ordinance #1072- adopting a budget amendment to the 2016/2017 Hotel Tax fund operating budget.**

Jim Smith made a motion, seconded by Ronny Parsley, to approve the Consent Agenda as presented. Motion passed with all voting in favor and none opposed.

5. Presentations:

- a. **Proclamations/Awards/Presentations.**

There were no Proclamations/Awards/Presentations.

- b. **Citizen/Visitor Comments.**

There were no Citizen/Visitor Comments.

6. Public Hearing/Action Items.

- a. **Public Hearing/Action to consider Planning and Zoning Case #PS16-04, a request by Landon Banks Enterprises, LLP and Will-Russ Properties, Ltd. for a replat of Block 11, Lot(s) 10R-1 and 13-R2, Boat Club Estates, Lake Worth, Tarrant County, Texas to Block 11 Lot(s) 10R-1R and 13-2R2, Boat Club Estates, Lake Worth, Tarrant County, Texas; properties commonly known as 6312 and 6316 Azle Avenue.**

Mayor Walter Bowen opened the Public Hearing at 6:31 p.m.

Suzanne Meason explained that this is a standard replat request of two (2) lots due to the sale of and a boundary adjustment of the two (2) properties.

There were no other persons present wishing to speak on this public hearing item.

Mayor Walter Bowen closed the Public Hearing at 6:33 p.m.

Clint Narmore made a motion, seconded by Geoffrey White, to approve Planning and Zoning Case #PS16-04 as presented. Motion passed with all voting in favor and none opposed.

- b. Public Hearing/Action held to consider Ordinance #1073, (Planning & Zoning Case #PZ16-04), an ordinance approving a land use designation, development plan, and site plan on Block 11, Lot 10R-1R, Boat Club Estates, Lake Worth, Tarrant County, Texas; property more commonly known as 6312 Azle Avenue.**

The proposed land use is a General Office/Retail/Commercial Shopping Center with the following uses: Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book Store, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing, and Laundry Collection Services, Copy/Blueprinting, Dancing Schools, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital.

Mayor Walter Bowen opened the Public Hearing at 6:33 p.m.

Suzanne Meason explained that this is a land use and site plan approval request for specific uses as listed for 6312 Azle Avenue, property owned by Dr. Russell Pendleton. She stated Dr. Pendleton was present in the audience. Dr. Pendleton had no comments for Council.

There were no other persons present wishing to speak on this public hearing item.

Mayor Walter Bowen closed the Public Hearing at 6:35 p.m.

Gary Stuard made a motion, seconded by Gene Ferguson, to approve Ordinance #1073 as presented. Motion passed with all voting in favor and none opposed.

As authorized by Chapter 551 of the Texas Government Code, Mayor Walter Bowen announced Council would now convene into executive session at 6:36 p.m. pursuant to Section 551.071.

Mayor Walter Bowen closed the Executive Session and reconvened into open session at 6:53 p.m.

- c. Public Hearing/Action to consider Ordinance #1074, (Planning & Zoning Case #PZ16-05), an ordinance changing the zoning of certain properties within the PC-Planned Commercial and M-PD Mixed Planned Development to PC-Planned Commercial District; approving the use and operation of a Grocery Store and a development plan and site plan on 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey which is at the corner of Paul Meador Drive and Azle Avenue.**

Mayor Walter Bowen opened the Public Hearing at 6:53 p.m.

Suzanne Meason explained that this is a request to change the zoning from PC-Planned Commercial and M-PD Mixed Planned Development to PC-Planned Development for a grocery store. Sarah Williamson, with Kimley-Horn on behalf of the Grocer applicant, addressed Council. She noted that there was a typographical error in one of the documents submitted that needed to be corrected. The outside covering should be "Snowbound White" and not tan. Council Member Gary Stuard asked questions regarding where the store front would face, deceleration and entrance/exit issues including the loading dock location, and detention pond issues. Ms. Williamson stated the store front would be on the corner of Paul Meador and Azle Avenue. She indicated there should be no detention pond issues as well as no traffic issues relating to the deceleration, entrance/exit, and loading dock inquiries due to the volumes.

There were no other persons present wishing to speak on this public hearing item.

Mayor Walter Bowen closed the Public Hearing at 6:58 p.m.

Gary Stuard made a motion, seconded by Geoffrey White, to approve Ordinance #1074, Case #PZ16-05, as presented, including the typo correction for the outside covering to be "Snowbound White". Motion passed with all voting in favor and none opposed.

7. Ordinances and Resolutions.

- a. Consider Resolution #1013 to authorize the use of the competitive sealed proposal delivery method for the Sanitary Sewer Rehab project and delegate authority to the City Manager to take all necessary action.**

Sean Densmore explained that this item is similar to the one approved for the Charbonneau Lift Station Rehabilitation Project. Approving a competitive sealed proposal delivery method for the Sanitary Sewer Rehab project will allow the City more flexibility and to choose a company based upon a point evaluation.

Ronny Parsley made a motion, seconded by Pat Hill, to approve Resolution #1013. Motion passed with all voting in favor and none opposed.

8. Contracts/Agreements.

There were no Contract/Agreement Items.

9. Bids, Proposals, and Specifications.

- a. Award contract to Dake Construction for the Charbonneau Lift Station Rehabilitation Project in the amount of \$421,443.00 and authorize the City Manager to execute the contract.**

Sean Densmore stated that bids were received for the Charbonneau Lift Station Rehab project and, based upon lowest bidder and evaluation, staff recommends awarding the bid to Dake Construction in the amount of \$421,433.00.

Gene Ferguson made a motion, seconded by Geoffrey White, to award the contract to Dake Construction (Pantego, TX) for the Charbonneau Lift Station Rehabilitation Project in an amount of \$421,443.00 and to authorize the City Manager to execute the contract. Motion passed with all in favor and none opposed.

10. Discussion/Action Items.

- a. Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Preliminary Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas; the property will be commonly known as 4040 Paul Meador Drive upon platting.**

Suzanne explained that the next two items are for the same piece of property. The first item is for a preliminary plat for property that will be known as 4040 Paul Meador Drive; the next item will be for the final plat for that property.

Jim Smith made a motion, seconded by Gary Stuard, to approve the preliminary plat request for agenda item #10-a as presented. Motion passed with all in favor and none opposed.

- b. Discussion/Action to consider a request by North Corridor Realty, Ltd. for a Final Plat of 4.722 Acres of Abstract 1741, Tract 1, Jacob Wilcox Survey, Lake Worth, Tarrant County, Texas to Block A, Lot 1, Azle Addition, Lake Worth, Tarrant County, Texas; the property will be commonly known as 4040 Paul Meador Drive upon platting.**

Jim Smith made a motion, seconded by Gary Stuard, to approve the final plat request for agenda item #10-b as presented. Motion passed with all in favor and none opposed.

11. Mayor and Council Items.

- a. Update on Tarrant County Mayor's Council by Mayor Bowen.**

Mayor Walter Bowen noted that the next Tarrant County Mayor's Council meeting will be in February.

12. City Manager and Staff Reports.**a. City Manager Report(s):** None.**b. EDC Coordinator Report(s):****1. EDC Quarterly Report.****2. Announce date of next EDC meeting.**

Jami Woodall had nothing additional to add to the EDC Quarterly Report. The next EDC meeting is scheduled for Thursday, January 19, 2017 at 6:30 p.m. in the Council Chambers.

c. Public Works Director Report(s):**1. Update on City Projects.**

Sean Densmore reported on the following projects:

- Working on asphalt repairs due to water leaks.
- Upgrading to a new water meter reading system in February.
- Plan to start using the sewer camera machine in February.

There was no additional Executive Session needed other than what was addressed just prior to Agenda Item 6-c above.

13. Executive Session:

As authorized by Chapter 551 of the Texas Government Code, the City Council reserves the right to convene into executive session as necessary during the course of this meeting to discuss the following:

Pursuant to the following sections:

- a. Section 551.071- Consultation with attorney with regard to any item posted on the agenda or pending or contemplated litigation, settlement offers, and/or claims, including Planning & Zoning Case #PZ16-05.**

There was no additional Executive Session taken other than what was addressed just prior to Agenda Item 6-c above.

14. Reconvene into Regular Session:

- a. Take any action necessary pursuant to Executive Session Item(s) as listed above.**

There was no further action taken on any Executive Session item(s).

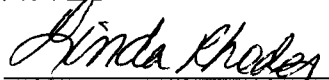
15. Adjourn.

There being no further business, Mayor Walter Bowen adjourned the Council meeting at 7:07 p.m.

APPROVED:


Walter Bowen, Mayor

ATTEST:


Linda Rhodes, TRMC/MMC
City Secretary