

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
TUESDAY, JANUARY 9, 2018**

REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

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

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Pastor Zac Hatton with Lake Worth Baptist Church gave the invocation. Attendees recited the pledge of allegiance.

A.2 ROLL CALL.

Present:	Walter Bowen	Mayor
	Geoffrey White	Mayor Pro Tem, Place 2
	Jim Smith	Council, Place 1
	Gene Ferguson	Council, Place 3
	Ronny Parsley	Council, Place 4
	Pat O. Hill	Council, Place 5
	Gary Stuard	Council, Place 6
	Clint Narmore	Council, Place 7
Staff:	Stacey Almond	City Manager
	Debbie Whitley	Assistant City Manager/Finance Director
	Monica Solko	City Secretary
	Drew Larkin	City Attorney
	Corry Blount	Police Chief
	Mike Christenson	Fire Chief
	Sean Densmore	Public Works Director
	Barry Barber	Building Development Director
	Suzanne Meason	Planning and Zoning Administrator

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S):

No items for this category.

A.4 CITIZEN PRESENTATION / VISITOR COMMENTS

There were no requests to speak from the public.

A.5 REMOVAL OF CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS APPROVED

B.1 APPROVE MINUTES OF THE DECEMBER 12, 2017 CITY COUNCIL MEETING.

B.2 APPROVE FINANCE REPORTS FOR THE MONTH OF DECEMBER 2017.

A MOTION WAS MADE BY COUNCIL MEMBER NARMORE, SECONDED BY COUNCIL MEMBER FERGUSON TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-09, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS. (PUBLIC HEARING WAS OPENED AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

POSTPONED

Mayor Bowen opened the public hearings at 6:32 p.m. for items C.1 (PS 17-09), C.2 (PS 17-10), C.3 (PS 17-11) and D.1 is not a public hearing but is also a related item. He announced the applicant has requested the items be postponed to January 6, 2018, at 6:30 p.m. for the Planning and Zoning Commission and February 13, 2018, at 6:30 p.m. for City Council. All public hearings (items C1, C2, and C3) and the waiver request (item D1) will take place at City Hall, Council Chambers located at 3805 Adam Grubb.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-10, A PROPOSED FINAL PLAT BEING ALL OF A 0.612-ACRE TRACT OF LAND LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING

SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED FINAL PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, DJK FARM, COMMONLY KNOWN AS 7000 FOSTER DRIVE, LAKE WORTH, TEXAS. (PUBLIC HEARING WAS OPENED AND ITEM WAS POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

POSTPONED

Item postponed, see item C.1 above for details.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-11, A PROPOSED REPLAT BEING ALL OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS. (APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

POSTPONED

Item postponed, see item C.1 above for details.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-12, A PROPOSED REPLAT BEING ALL OF A 1.26-ACRE PARCEL OF LAND KNOWN AS BLOCK 4, LOTS 1R AND 2R, BROADVIEW WEST ADDITION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, COMMONLY KNOWN AS 6116 LAKE WORTH BLVD., LAKE WORTH, TEXAS.

APPROVED

Mayor opened the public hearing and called on Suzanne Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The property owner of the old Chevron/7-11 building which was recently demolished is requesting both properties be platted as one. There is a potential buyer for the property who would prefer the lots be one. This is a standard replat and meets all the City's requirements for replatting. The Planning & Zoning Commission recommended approval by a vote of 7-0.

Mayor called for the applicant to come forward. The applicant, Dr. Forrest Gilles came forward. He stated he was appreciative of Council consideration of the property and was available to answer any question Council may have.

Mayor Bowen asked for public comments on the Planning and Zoning Case No. PS17-12. There being no one wishing to speak, Mayor Bowen closed the public hearing at 6:35 p.m. and called for a motion.

A MOTION WAS MADE BY COUNCIL MEMBER SMITH, SECONDED BY COUNCIL MEMBER PARSLEY, TO APPROVE PLANNING CASE NO. PS17-12, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C.5 PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1103, PLANNING & ZONING CASE NO. PZ17-09, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO AMEND THE APPROVED SITE PLAN, ORDINANCE NO. 800, FOR A SITE PLAN AMENDMENT TO THE EXISTING CHICK-FIL-A RESTAURANT, LEGALLY KNOWN AS BLOCK 1, LOT 6R, LAKE WORTH TOWNE CROSSING ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.2053-ACRE PARCEL OF LAND LOCATED AT 6556 LAKE WORTH BLVD., LAKE WORTH, TEXAS.

APPROVED

Mayor Bowen open the public hearing at 6:36 p.m. and called on Suzanne Meason to the present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. The Chick-fil-A desires to add approximately five hundred thirteen (513) square feet onto the rear of the existing building to reconfigure their kitchen, remodel the store, and reconfigure the existing drive-thru lane to from one (1) to two (2) lanes to expedite customer service. The fire department has reviewed the amended layout and has no concerns. The original site plan was approved with a waiver to the parking lot concrete thickness from six (6") inch 3600 PSI to five (5") inch 4000 PSI, parking stall maneuverability from twenty (20') feet to eighteen (18') feet, and for the number of parking spaces provided to be fifty-nine (59). With the amendment they would ask that the same request remain in effect with the exception that the parking would now be forty-eight (48) parking spaces. This is due to the removal of the parking stalls on the side of the building which back up directly into the existing drive thru lane, rendering them essentially useless due to the high volume of drive-thru traffic at the location. The restaurant owner, Mike Tipton had a stair case installed at the rear of the property earlier in the year so that restaurant management and employees can park at the shopping center parking lot (permission granted) so as to free up those spaces for patron parking. The Planning and Zoning Commission approved the item by a 6-1 vote.

Mayor Bowen called on the applicant to present the item. Brian Burger, engineer on the project came forward. He stated he was available to answer any questions the Council may have.

Mayor Bowen asked for public comments on the Planning and Zoning Case No. PZ17-09. There being no one wishing to speak, Mayor Bowen closed the public hearing at 6:40 p.m. and called for a motion.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER HILL, TO APPROVE ORDINANCE NO. 1103, PLANNING CASE NO. PZ17-09 , AS PRESENTED.

D. PLANNING AND DEVELOPMENT

D.1 REQUEST FOR A WAIVER TO SECTION IV – ADMINISTRATION AND AMENDMENTS, B. WAIVERS FROM THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS, J. REPLATS 1(A) TO ALLOW FOR A REPLAT OF A 0.56-ACRE PARCEL OF LAND KNOWN AS BLOCK 8, LOTS 31 (NORTH 37.5 FEET), 32, AND 33, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT’S NEW LEGAL DESCRIPTION WILL BE BLOCK 8, LOT 33R, INDIAN OAKS SUBDIVISION, COMMONLY KNOWN AS 3133 HURON TRAIL, LAKE WORTH, TEXAS TO ALLOW APPROVAL WITHOUT ALL PROPERTY OWNERS SIGNING AND ACKNOWLEDGING THE REPLAT. (APPLICANT REQUESTED ITEM BE POSTPONED UNTIL JANUARY 16, 2018 P&Z MEETING AND FEBRUARY 13, 2018 COUNCIL MEETING).

POSTPONED

Item postponed, see item C.1 above for details.

E. PUBLIC WORKS

No items for this category.

F. GENERAL ITEMS

F.1 DISCUSS AND CONSIDER ORDINANCE NO. 1104, AMENDING THE FY 2017-2018 BUDGET FOR THE ECONOMIC DEVELOPMENT CORPORATION.

APPROVED

Assistant City Manager/Finance Director Debbie Whitley presented the item. Council is being asked to approve an ordinance amending the FY 2017-2018 Economic Development Corporation (EDC) budget. At the September 12, 2017 City Council meeting, an expenditure was approved, in an amount not to exceed \$250,000, for the design of infrastructure and water/sewer utilities along Azle Avenue from Highway 199 to Boat Club Road. At the same meeting another project was approved, in an amount not to exceed \$417,000, for the design of a 16” force main along Highway 199 from Paul Meador

Road to Roberts Cut Off. Both were approved EDC projects, but neither was included in the adopted EDC budget for the fiscal year ending September 30, 2018.

A MOTION WAS MADE BY COUNCIL MEMBER FERGUSON AND SECONDED BY COUNCIL MEMBER NARMORE TO APPROVE ORDINANCE NO. 1104.

MOTION TO APPROVE CARRIED 7-0.

F.2 DISCUSS AND CONSIDER RESOLUTION NO. 2018-01, TERMINATING THE ECONOMIC DEVELOPMENT CORPORATION AND APPROVING A PLAN OF TERMINATION.

APPROVED

City Manager Stacey Almond presented the item. A special election was held in Lake Worth on November 7, 2017, at which time a proposition was submitted to the registered voters of the city to authorize repealing the sales and use tax of one-half (1/2) of one percent for the benefit of the Economic Development Corporation. The results of the election have been verified and returned to the proper judges and clerks where a majority of the voters elected in favor of the termination and reallocation of the Economic Development Sales and Use Tax. In order to facilitate the termination, the proposed resolution is being presented to Council for approval along with a plan of termination. This will allow the Board President, Executive Director and their attorney to prepare and execute documents necessary to effectively terminate the Corporation, including the certificate of termination.

A MOTION WAS MADE BY COUNCIL MEMBER SMITH AND SECONDED BY MAYOR PRO TEM WHITE TO APPROVE ITEM F.2, RESOLUTION NO. 2018-01 APPROVING A PLAN OF TERMINATION FOR THE ECONOMIC DEVELOPMENT CORPORATION.

MOTION TO APPROVE CARRIED 7-0.

F.3 DISCUSS AND CONSIDER AN AGREEMENT BETWEEN THE CITY OF LAKE WORTH AND THE LAKE WORTH AREA HISTORICAL SOCIETY FOR THE LEASE OF THE LAKE WORTH AREA MUSEUM AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME.

APPROVED

Mayor Bowen advised that Council member Hill would be abstaining on the item because he was on the Lake Worth Area Historical Society Board.

An affidavit of disqualification has been completed by Council member Hill and filed with the City Secretary stating the nature of the interest was he is a board member on the Lake Worth Area Historical Society.

City Manager Stacey Almond summarized the item. Lake Worth Economic Development Corporation (EDC) purchased an approximately 1,868 sq. ft. wood framed stone veneer historic structure, (formerly known as the Foster House, presently known as the Lake Worth Area Museum) and funded the relocation and restoration of the structure. The structure was placed on property located at 7001 Charbonneau Road, which is owned by the city, and thereupon became a fixture on the property owned by the city. The city previously leased the structure and premises to the EDC and the EDC subleased the structure and premises to the Historical Society for use as a historical museum, and other lawful public purposes.

A special election was held on November 7, 2017, at which a proposition was submitted to the duly qualified registered voters of the City for their action thereon, said proposition to authorize to repeal the sales and use tax of one-half (1/2) of one percent for the benefit of the EDC. Due to these election results the City Council and Board of Directors intend to terminate the EDC. The purpose of this lease is to terminate the prior leases and subleases between all parties and allow the Historical Society to lease the premises directly from the City.

A MOTION WAS MADE BY COUNCIL MEMBER NARMORE AND SECONDED BY COUNCIL MEMBER PARSLEY MOVE TO APPROVE AN AGREEMENT BETWEEN THE CITY OF LAKE WORTH AND THE LAKE WORTH AREA HISTORICAL SOCIETY FOR THE LEASE OF THE LAKE WORTH AREA MUSEUM AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME.

MOTION TO APPROVE CARRIED 6-0-1 WITH COUNCIL MEMBER HILL ABSTAINING.

G. MAYOR AND COUNCIL ITEMS.

G.1 UPDATE ON TARRANT COUNTY MAYOR'S COUNCIL BY MAYOR BOWEN.

Mayor Walter Bowen reported that the Tarrant County Mayor's Council Annual Banquet dinner was held on December along with the induction of the new slate of officers. Mayor Pat Jacobs of the Town of Lakeside will be the incoming President beginning in February.

H. STAFF REPORT(S) / ANNOUNCEMENT(S)

H.1 PUBLIC WORKS DIRECTOR REPORT(S)

1. Update on City Projects.

Public Works Director Sean Densmore reported on the following:

- Water and Sewer Master Plans – city is reviewing final drafts with comments from the engineers. Anticipate bringing both plans to Council for adoption in February.
- Park Master Plan – engineers have completed reviewing all the park additions. The city is hosting a Parks Town Hall meeting on January 30th from 6:00 - 7:00 p.m. at the Multi-Purpose Facility for citizens input on future and existing parks.

- Sanitary Sewer project – contractors are working on Line I which is located on Hwy 199 in front of Walmart, this will be the last line of the project. The city is completed in the next two weeks.
- Charbonneau Lift Station – all pumps have been replaced and the contractor and engineer are marking the flow of the pumps. They will be conducting a comprehensive flow study and will be reporting on it next month. Final payment is still pending until testing has been completed.
- 199 Force Main Project – working with engineer on the alignment to find the best location. City met with a drilling company last week to determine the best solution on how to get under Loop 820. Once city determines a concept, it will be submitted to TxDOT for approval.
- CDBG 43rd Project – during the surveying of the project found that the sewer line does not lay within the existing easement. The line runs under a structure so the city is currently working with the county and engineers on a new alignment and new easement.
- Street Rehab Project – the contractor will begin work on concrete curb and gutter replacement along with drive approaches on Wallace within the next two to three weeks.
- Azle Avenue Project – the first phase of the project, city is working with engineers on the replacement of utilities before the road way construction can begin. In February, the engineers will be presenting a traffic study and seeking design input (open or divided lanes, etc.) from Council. Staff is in discussions with NCTCOG and TxDOT on the best solution for intersection of Azle Avenue and Boat Club Road.
- TCEQ – in December, TCEQ came out to perform their annual inspection (which is every three year for Lake Worth). The inspector had high praises for our department. During the audit they found a clerical issue on paperwork, which has been corrected and sent to them. Another violation found was an old water storage tank that carried over from the last inspection which has been replaced so it will now be corrected on their end. Another minor issue is the blending of water we get from Fort Worth. The city submitted paperwork on this technique and they are recommending the city use chloramines instead of chlorine. That recommendation has been added to our Water Master Plan and sent to TCEQ to let them know we are in the processing of changing our system. To upgrade the current system, it will cost approximately \$50-\$80,000. The fourth minor issue was what they called an area of concern, based on our 85% rule which is based on our CCN (Certificate of Convenience and Necessity), the city was getting close to our max production in water. However, based on our water contract with Fort Worth that is incorrect. The city has contacted the TCEQ office to show them our contract which will correct the issue.
- Coleson's Frog 5K Event – the 8th Annual Coleson's F.R.O.G. 5K and 1 mile Fun Run at Lake Worth Park is set for April 28th.

Police Chief Blount commented that the department had applied for a rifle armor grant and received notification today that the city had received the grant. This grant will buy

twenty-five (25) sets of rifle armor that will outfit all of the uniform personnel. The grant was a little over \$14,000.

I. EXECUTIVE SESSION

There was no Executive Session.

J. EXECUTIVE SESSION ITEMS – CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

There was no Executive Session.

K. ADJOURNMENT

Mayor Walter Bowen adjourned the meeting at 6:54 p.m.

APPROVED

By: _____
Walter Bowen, Mayor

ATTEST:

Monica Solko, City Secretary