

**MINUTES
WATAUGA CITY COUNCIL
REGULAR MEETING BY VIDEOCONFERENCE
MONDAY, JANUARY 11, 2021
6:30 PM**

CALL TO ORDER

Mayor Miner called the meeting to order at 6:32 p.m.

ROLL CALL

Mayor, Arthur Miner
Mayor Pro Tem/Council Member Place 2, Tom Snyder
Council Member Place 1, Danielle Tucker (Absent without notice/oath not taken)
Council Member Place 3, Lovie Downey
Council Member Place 4, Andrew Neal
Council Member Place 5, Juanita King (Absent with Notice)
Council Member Place 6, Mark Taylor
Council Member Place 7, Jan Hill

And

Andrea Gardner, City Manager/ City Secretary
Sandra Gibson, Director of Finance
Deby Woodard, Assistant Director of Finance
Paul Hackleman, Director of Public Works
Bradley Fraley, Chief Information Officer/ PIO
Marcia Reyna, Director of Human Resources & Civil Service
Shawn Fannan, Fire Chief
George Hyde, City Attorney

ANNOUNCEMENTS

Mayor Miner provided the following announcements:

- The City received the Excellence in Financial Reporting Award from the Government Finance Officers Association.
- On January 5, 2021, Texas Governor Abbott extended provisions for Texas Open Meetings Act suspensions for an additional 30 days. The suspension of the rules allows for special situations that allow for telephonic meetings of governmental bodies.
- US Capitol – Having served 25 years in the Navy defending our democracy, I was deeply disturbed by what I saw unfold. I think every American regardless of your political affiliation, whether it be democrat, republican, or independent, should be embarrassed by what we witnessed unfold at the Capitol. It was a spectacle I would expect to see in a third world country. I have two hopes. One that we never witness another event like that again; and that each person involved be prosecuted to the fullest extent of the law.

PRESENTATIONS

1. **Presentation of Service Awards for City of Watauga Employees celebrating a milestone anniversary during the month of January 2021**

Ms. Gardner provided recognition to Lana Ewell for 20 Years of Service and Fire Chief, Shawn Fannan, for 10 Years of Combined Service to the City of Watauga.

PUBLIC COMMENT

Mayor Miner called for public comment. Hearing no public comments, the Mayor closed public comment.

PUBLIC TESTIMONY FOR ACTION ITEMS

Mayor Miner read into the record written comments provided by the following beginning at 6:42 p.m.:

- Chuck Hubbard – Action Items 2 and 3. Mr. Hubbard's comments are attached and made a part of these minutes.
- Andra Dunn – Action Items 2, 8 and 9. Ms. Dunn's comments are attached and made a part of these minutes.

There being no further public testimony for action items, Mayor Miner closed Public Testimony at 6:45 p.m.

CONSENT AGENDA

1. Consider action approving a resolution revising the City Observed Holiday Schedule for the 2021 Calendar Year; providing for repeal; providing for severability; providing an effective date
2. Consider action on the meeting minutes of the December 14, 2020 Council Workshop, December 14, 2020 Regular Council Meeting, December 15, 2020 Watauga Economic Development Corporation Meeting (to document quorum of Council at meeting) and the January 4, 2021 Special City Council Meeting
3. Consideration action to approve the continuation of a Massage Establishment Permit for Niu Niu Foot Spa and RR Massage for Calendar Year 2021 as required by Chapter 22, Article VI, Division 2, Section 22-252 of the City of Watauga Code of Ordinances.
4. Consider action to approve the Monthly Financial Report for the period ending November, 30, 2020.
5. Consider action to approve a resolution by the City Council of the City of Watauga, Texas ratifying the purchase of two F-150 trucks from Silsbee Ford utilizing water and sewer equipment replacement funds; providing for repeal; providing for severability; providing an effective date
6. Consider action by the City Council of the City of Watauga, Texas approving the purchase of a 2021 Ford F-250 Truck from Silsbee Ford
7. Consider action by the City Council of the City of Watauga, Texas declaring one 2008 Ford F-250 as surplus property belonging to the City of Watauga; and authorizing disposal of the surplus property

Since no items were requested to be removed from the Consent Agenda, Mayor Miner called for a motion.

Mayor Pro Tem Snyder made a motion to accept the Consent Agenda items as presented. Council Member Hill seconded the motion.

Mayor Miner called for the Council to vote by show of right hand to approve the motion as presented.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

PUBLIC HEARINGS / ACTION

- 1. Planning and Zoning Case Z. 20-05: Conduct a Public Hearing, discuss and consider action on a request for a zoning change from Local Business (LB) to General Business (GB) to develop the property for retail sales and a mobile food vendor court at 5620 Watauga Road, commonly known as 6200 Pine Street being Lot 7R, Block 12 of the Watauga Addition, located on the south side of Watauga Road east of Denton Highway and west of Plum Street. Mr. Land LLC, owner/applicant.**

Mayor Miner introduced the item and opened the Public Hearing at 6: 50 p.m.

Mr. Richards provided the staff overview of the item.

Mr. Jeff Linder identified himself and stated he was available to answer any questions as he was representing the applicant.

Hearing no questions from the public or Council, Mayor Miner closed the Public Hearing at 6:56 p.m. and called for a motion.

Council Member Taylor made a motion to approve the zoning change as presented. Council Member Downey seconded the motion.

Mayor Miner called for the Council to vote by show of right hand to approve the motion as presented.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

2. **Planning and Zoning Case Z. 20-04: Conduct a Public Hearing, discuss and consider action on two ordinances, the first being an Ordinance by the City Council of the City of Watauga, Texas approving a future land use map amendment affecting 4.8666 acres out of the Mansel W. Wilmeth Survey, Abstract No. 1621 located in Huffman Addition, Lots 1, 2 and 3, Block 1 addressed as 5900 Bursey Road, and changing the future land use map from Local Office/Retail/Commercial to Medium Density Residential; providing for repeal; providing for severability; providing a penalty; providing an effective date; and containing other provisions related to the subject. This ordinance is to be considered with a recommendation of approval by the Planning and Zoning Commission. The second being an Ordinance by the City Council of the City of Watauga, Texas changing the zoning classification of Lots 1, 2 and 3, Block 1, in the Huffman Addition, addressed as 5900 Bursey Road, from single family (SF-6) to planned development (PD) "Bursey Road Townhomes"; describing said land; regulating and restricting the development and use of property within such planned development (PD) district; amending the Zoning District Map of the City; providing for repeal; providing for severability; providing a penalty; providing an effective date; and containing other provisions relating to the subject. This ordinance is to be considered with a recommendation of approval by the Planning and Zoning Commission. The subject property is currently zoned (SF-6) Single Family and is located on the south side of Bursey Road, east of Whitley Road and west of Indian Springs Road. The Planned Development (PD) proposes the property be subdivided into 61 lots for use to construct single family residential townhomes. Clarence Huffman, owner. David Washington Jr., applicant/agent.**

Mayor Miner introduced the item and opened the Public Hearing at 6:59 p.m.

Mr. Paul Hackleman provided the staff overview of the item stating it was a rezone request from SF-6 to PD (planned development) and an amendment to the future land use plan from Office Retail/Commercial to medium density residential. Mr. Hackleman invited the developer to provide a presentation to the City Council. Curtis Young and David Washington, representatives for the applicant provided a presentation that is attached and made a part of these minutes.

Public Testimony on this item is as follows:

- Mr. Chuck Hubbard – Comments read by Mayor Miner during the meeting and attached as part of these minutes.
- Ms. Sharon Gehle – Comments ready by Mayor Miner during the meeting and

attached as part of these minutes.

There being no further public testimony, Mayor Miner called for questions from the City Council.

Council Member Taylor asked for confirmation that there would be 10ft between each set of buildings and requested to learn how that land would be developed. Mr. Young responded with confirmation regarding the spacing and stated that the land/area would be a landscaped area and possibly some utilities.

Council Member Taylor then asked about the front yard and back yard sizes. Mr. Young informed the Council that there would be 10ft front yard in front of the 8' trail and the back yard would be 18ft. Mr. Hackleman commented for clarification purposes that it would be 10' off the sidewalk.

Council Member Taylor asked what would separate the trail from the property. Mr. Young stated that will be up to the builder. He stated fencing was an option although not certain that would be necessary.

Council Member Taylor asked who is responsible for maintaining landscaping. Mr. Young responded that the HOA will be responsible for installing and maintaining front, rear, and side yards. The HOA will also be responsible for insuring the roofs of the dwellings.

Council Member Taylor asked if the development were SF-6 would the City have 30-40 driveways opening up onto Bursey Road and wanted to clarify that his understanding of the Planned Development would only require 3-4 driveways onto Bursey and two on either end of the project. Mr. Young stated that was corrected and it would be much safer.

Council Member Taylor asked the developer to address deliveries. He commented about the trash trucks blocking off and preventing others from getting through. He asked if bulk trash would be picked up from the rear in the alleyway and commented that for other areas, the bulk trash is collected from the curb. Mr. Young stated deliveries would be made in the alley and they are happy to address trash how the City prefers. Mr. Hackleman commented that deliveries are required to utilize designated parking spaces for such activity as there are no parking zones along Bursey Road by ordinance.

Council Member Neal asked two questions. He asked if there was a drainage culvert south of the property and how will be handled. Mr. Young stated that would need to be reconstructed and may overlap the alley a little bit and would be figured out to City staff satisfaction.

Mr. Neal then asked if the fencing would be an 8' fence. Mr. Young stated it would be 8' cedar fencing.

Mayor Miner asked if this was not approved for townhomes would the developer move forward with single family homes. Mr. Young stated that is was being explored although it was not desired.

Mayor Miner asked if it was pursued as single-family housing what impact would that have on property tax revenues and values. Mr. Young stated it could have a

negative impact on the value of homes. He also stated that single family would be less than half of that to be developed as townhomes.

Mayor Miner asked for further comments from the audience and Council. Hearing none, Mayor Miner closed the public hearing at 7:33 p.m.

Mayor Miner recessed the regular session and convened into executive session per Texas Government Code 551 at 7:34 p.m. under Section 551.071 to consult with and receive legal advice from the City Attorney regarding Public Hearing/Action Item 2.

Mayor Miner adjourned the executive session and reconvened the regular session at 9:00 p.m. The Mayor then called for a fifteen (15) minute recess.

The regular session was reconvened at 9:15 p.m. The Mayor announced no action to be taken on executive session Item 1.

Mayor Miner called for a motion on Public/Hearing Action 2. Council Member Taylor made a motion to approve changing the future land use map as discussed during the public meeting. Mayor Pro Tem Snyder seconded the motion.

Mayor Miner called for discussion and hearing none, then called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

Mayor Miner then called for motion on the zoning request. Council Member Downey made a motion to postpone action to the January 25, 2021 Council Meeting. Council Member Hill seconded the motion.

Council Member Downey inquired with Mr. Hackleman about exits onto the roadway in/out of the alley. Mr. Hackleman explained alleys are typically wide enough for one car. Bursey Road drives are wide enough for cars to enter and exit at the same time. Council Member Downey asked for the developer and staff to review the possibility of widening the entrances/exits onto Whitley and Indian Springs. Mr. Hackleman stated staff would discuss with the developer.

Council Member Taylor mentioned a couple of other items to Mr. Young. The wrought iron fence along the sidewalk, suggesting that is a safety issue. He is concerned with protecting the yards and wants a paved sidewalk from the front to the back.

Council Member Hill requested the sections between the buildings be a secure area with gates to prevent cut through into people's backyards. Mr. Hackleman stated he isn't sure how the developer feels about that request but needs to verify with the Fire Department to determine if it could be allowed under the code.

Council Member Downey asked if the developer had spoken with KISD about what they might prefer from the development. Mr. Young indicated they had not talked with KISD and wasn't sure what concerns they would have other than safe paths for students to get to the school. He did state that they had spoken with staff about the school impact. Mr. Hackleman stated City staff had talked with KISD and received no concerns. Council Member Downey stated she was aware staff had reached out to KISD.

Council Member Neal asked about lighting in alleyway and if it would touch or encroach on properties and wanted to know about dark skies. He also wanted to mention requiring hurricane straps.

Mayor Pro Tem Snyder asked if there was a reason the drive on the west end of Bursey didn't line up with KISD drive. Mr. Young stated in discussions with staff it would be better to barely miss by 50' or so and that was the reason for moving that building over and he sees very little traffic crossing from one side to another. Felt it was better missing by 50' or so than lining up with the other building.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

ACTION ITEMS

- 1. Discuss and consider action on an ordinance by the City Council of the City of Watauga, Texas amending Sections 32-19 and 32-21 of Chapter 32, article II of the Code of Ordinances of the City of Watauga, Texas; adding a definition and adding use of transfer station for bulk waste disposal; amending the franchise agreement between the City and its service provider, Progressive Waste Solutions of Texas, Inc. dba WC of Texas providing for severability; establishing a penalty; and providing an effective date.**

Ms. Gibson provided the staff report and overview of the item and stated the matter requires two readings for franchise agreements.

Council Member Hill asked about citizens electing online billing having difficulties presenting a bill at the transfer station. Ms. Gibson indicated there would be no issues.

Mr. Hyde stated that a penalty provision is to be discussed with the vendor prior to the second and final reading.

Mayor Pro Tem Snyder made a motion to accept the item as presented. Council Member Hill seconded the motion.

Council Member Neal inquired if the two disposals at the transfer station would be per calendar or fiscal year. Ms. Gibson stated it is per year and the major factor is that it can't exceed one ton.

Council Member Downey asked if staff could make certain the website is updated to include all of the rules regarding disposal at the transfer station. Ms. Gibson stated there are a lot of procedures and will collect for placement on website.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously, 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

- 2. Discuss and consider an Ordinance by the City Council of the City of Watauga, Texas amending Section 42-83 of Chapter 42 of the City's Code of Ordinances to provide qualified residential customers of the Watauga water and wastewater system with deposit refunds upon written request; providing for repeal; providing for severability; and providing an effective date.**

Ms. Gibson provided an overview of the item.

Council Member Downey asked what turnaround time is for a refund. Ms.

Gibson stated the turnaround would be two weeks to one month.

Mayor Miner sought clarification from staff that the \$40,000 to bad debt gets made up by the citizens. Ms. Gibson confirmed and stated that MVBA is meeting with staff to improve bad debt collections.

Mayor Miner asked what is MVBA's cut on the bad debt collections. Ms. Gibson stated 12 percent.

Mayor Miner then asked which surrounding cities refund utility deposits. Ms. Gibson responded only Hurst and Bedford and that all others refund after termination/account close out.

Council Member Taylor made a motion to approve changing refunds back to require a written request. Council Member Downey seconded the motion.

Council Member Taylor commented that renters are typically required to pay first and last month rent for rental property. He prefers the City not refund at all and apply deposit towards the final bill when an account is final.

Council Member Downey commented in response to public testimony that she understands how citizens feel but the City is facing difficult times and we must look for what is best for the City. It is not fiscally responsible to lose \$40,000 in bad debt and pay twelve (12) percent to a collection agency.

Mayor Miner commented he doesn't want to pay for others' bad debt.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

3. Discuss and consider action to approve a memorandum of understanding between the City of Watauga and the Institute to Combat Trafficking for the purpose of combating human trafficking in NE Tarrant County

Ms. Gardner provided the staff overview of the item.

Mayor Miner commented about the event he and Council Member Downey attended in the Fall 2020.

Council Member Downey made a motion to approve the item as presented.

Council Member Hill seconded the motion.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

4. **Discuss and consider action on an Enterprise Agreement with Microsoft Corporation and a purchase of software from Software House International (SHI) Government Solutions from DIR-TSO-4092 State Contract which satisfies all bidding requirements.**

Mr. Fraley provided the staff overview of the item.

Council Member Neal made a motion to approve the item as presented. Council Member Downey seconded the motion.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

5. **Discussion and action on approval to authorize the City of Watauga to enter into a Construction Contract with S.A.I. Construction, Inc. in the amount of \$2,963,722.00 for the construction of Whitley Road 3, Paving Drainage and Water improvements and Bowie Street pursuant to Bid #20-002 and authorize the City Manager to execute all documents necessary to the contract**

Mr. Hackleman provided the overview of the item stating project is to be

completed in March 2022.

Council Member Neal asked about signals being similar to downtown on Main Street in Grapevine. Mr. Hackleman stated they would have flashers and asked for confirmation that is what Council Member Neal was talking about. Council Member Neal provided greater detail and Mr. Hackleman stated the project doesn't include that.

Mayor Pro Tem Snyder made a motion to accept the item as presented. Council Member Hill seconded the motion.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

6. **Discussion and action on approval to authorize the City of Watauga to enter into a Construction Contract for the base and alternate bids with Precision Construction Group, LLC. in the amount of \$933,660 for the renovation of the existing Fire Station and four (4) alternate bids based on conditional funding pursuant to Bid # 21-002.**

Mr. Hackleman provided the overview of the item.

Mayor Pro Tem Snyder asked why the bids varied so much. Mr. Hackleman stated he didn't know why but prefers to focus on the cost over the number of days to complete.

Mayor Miner asked for confirmation that the base bid was over budget by \$200,000. Mr. Hackleman stated that the total was over available budget \$150,000 because the total allocated for design wasn't used.

Mayor Miner then asked why the bids were over by \$150,000. Mr. Hackleman stated that the total bid includes the base bid and four (4) alternate bids. Ms. Gardner provided greater detail on the alternate bids.

Council Member Downey asked about information on training pad and if it would elevate training experience to some degree. Staff informed Council Member

Downey that Chief Fannan would need to respond with that information.

Council Member Neal asked if construction would interfere at any point with department operations. Mr. Hackleman explained the contract indicates that the station will be an active station and contractor will have to work around the station activities.

Council Member Hill requested Ms. Gardner elaborate on grants received and positions added. Ms. Gardner provided information to the Council on the SAFER grant received by the City and accepted by the City Council.

Mayor Pro Tem Snyder made a motion to approve the item as presented. Council Member Downey seconded the motion.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None

Absent: Tucker and King

7. Discuss and consider action on a Resolution of the City Council of the City of Watauga, Texas, approving Mayoral liaison appointments to City boards, commissions, and committees pursuant to Council Rules of Procedures Section 5.04; providing for repeal; providing for a severability clause; and providing for an effective date

Mayor Miner provided background on the item.

Council Member Hill made a motion to approve the item as presented. Mayor Pro Tem Snyder seconded the motion.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill

Nays: None

Abstain: None
Absent: Tucker and King

8. **Discuss and provide direction to the City Secretary regarding the creation of an ordinance to call a special election on May 1, 2021 for voters to consider 1/4 of a cent sales tax for either general revenue or increasing crime control from a 1/2 to 3/4 of a cent**

Ms. Gardner provided an overview of the item by reading an email from the Texas Comptroller's Office from November 2020.

Mayor Miner called for direction from each Council Member. Each member responded that the ordinance should be prepared for the ballot to request the voters consider authorizing one-quarter of one percent of the local sales and use tax to general revenue.

9. **Discuss and consider adoption of an Ordinance by the City Council of the City of Watauga, Texas amending chapter 2, article iii "boards and commissions" of the Code of Ordinances of the City of Watauga, Texas; adopting a new division 7, sections 2-131 through 2-140, creating the Parks Advisory Board; establishing powers and duties; providing for its composition; appointment and removal of members; providing for new members; providing for conflicts of interest; providing for liaisons, providing for officers; providing for compensation of its members, fundraising activities and expenditures; providing for meetings; providing for assistance by staff; providing for severability; and providing an effective date**

Ms. Gardner provided an overview and history of the item.

Council Member Hill made a motion to approve the item as presented. Mayor Pro Tem Snyder seconded the motion.

Council Member Downey commented it wasn't an intentional slip through the cracks and that the item was kick started when Interview Committee conducted board member candidate interviews.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	Yes
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	Yes
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	Yes

Motion carried unanimously 5-0-0-2.

Ayes: Snyder, Downey, Neal, Taylor, Hill
Nays: None

Abstain: None
Absent: Tucker and King

10. Discuss and consider action on WEDC Board appointments

Mayor Miner provided an overview of the item and pointed out to the Council that the press release announcing the vacancy states the City will accept applications until late January 2021.

Council Member Taylor made a motion to appoint the Mayor's recommended candidate, Malissa Minacci to Place 4 on the WEDC Board for the unexpired term ending August 2022. Council Member Downey seconded the motion.

Mayor Pro Tem Snyder expressed the City should go by the book and wait out the notice period.

Council Member Taylor stated during the interview process the Interview Committee made a recommendation as Ms. Sieja and Ms. Minacci. He feels the books were followed.

Council Member Neal agreed with Mayor Pro Tem Snyder's recommendation.

Ms. Gardner explained that Mr. Solko didn't resign his position on the WEDC Board until December 28, 2020 and that the standard procedure of posting the vacancy notice and accepting applications for 30 days was followed by staff as the City Secretary was only informed of the selection of Ms. Sieja for Place 2.

Hearing no further discussion, Mayor Miner called for a vote by show of right hand.

Place 2/Mayor Pro Tem, Tom Snyder	No
Place 3, Lovie Downey	Yes
Place 4, Andrew Neal	No
Place 6, Mark Taylor	Yes
Place 7, Jan Hill	No

Motion failed 2-3-0-2.

Ayes: Downey and Taylor
Nays: Snyder, Neal and Hill
Abstain: None
Absent: Tucker and King

EXECUTIVE SESSION

- 1. Section 551.071 to seek legal advice from the City Attorney regarding the application of the Watauga Code of Ordinances and Texas law to the rezoning application seeking Planned Development at 5900 Bursey Road (Public Hearing/Action Item 2)**

Executive Session occurred earlier in the meeting. Please refer to Page 6.

RECONVENE

The Mayor stated no action to be taken from executive session.

ITEMS FOR FUTURE CITY COUNCIL MEETINGS

Mayor Pro Tem Snyder requested the WEDC Board Appointment for Place 4 be placed on the February 8, 2021 agenda.

Council Member Taylor requested an item to discuss the committee appointment process. Mayor Miner and Council Member Downey agreed to support the item.

ADJOURNMENT

Mayor Miner adjourned the meeting at 10:57 p.m.

APPROVED:

this 25th day of JAN , 2021

SIGNED:

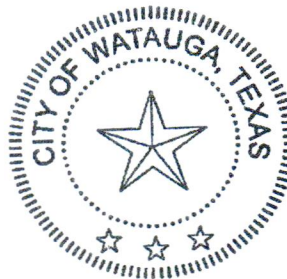
this 21th day of JAN , 2021

APPROVED:

Arthur L. Miner /s/
Arthur L. Miner, Mayor

ATTEST:

Andrea Gardner /s/
Andrea Gardner, City Secretary



NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office

Print**City Council Meeting Registration - January 11, 2021 - Submission #28829**

Date Submitted: 1/11/2021

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Regular City Council Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

First Name*

Andra

Last Name*

Dunn

Address1*

6516 Alta Vista Dr.

Address2**City***

Watauga

State*

TX

Zip*

76148

Email***Phone**

18174499636

I wish to comment during (check all that apply):*

- ☐ Public Comment
- ☐ Public Hearing 1
- ☐ Public Hearing 2
- ☐ Action Item 1
- ☒ Action Item 2
- ☐ Action Item 3
- ☐ Action Item 4
- ☐ Action Item 5
- ☐ Action Item 6
- ☐ Action Item 7
- ☒ Action Item 9
- ☐ Action Item 10

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:*

- ☐ Connecting to the meeting using WEBEX
- ☒ Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to:

Action Item 2: I do not see a need to change from the current policy. I would like to see automatic refunds for water deposits continued.

Action Item 8: I would like to see 1/4 cents sales tax to be returned to streets and maintenance rather than the general fund or crime control budget. Many of our residential streets are in need of improvements. I am encountering more and more potholes driving in Watauga. One on my street continues to get bigger. Without designated funds for improvements, I fear our roads will only get worse.

Action Item 9: I am happy to see the creation of this board and fully support this initiative. I believe our Parks need better direction with the absence of a full-time director and the conversion of the Parks Development Board to the WEDC. Special thanks to Councilmember Taylor for not letting this slip through the cracks.

Print**City Council Meeting Registration - January 11, 2021 - Submission #28831**

Date Submitted: 1/11/2021

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Regular City Council Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

First Name*

Chuck

Last Name*

Hubbard

Address1*

5948 Hillglen Drive

Address2**City***

Watauga

State*

Tx

Zip*

76148

Email*

Phone

I wish to comment during (check all that apply):*

- ☐ Public Comment
- ☐ Public Hearing 1
- ☒ Public Hearing 2
- ☐ Action Item 1
- ☒ Action Item 2
- ☐ Action Item 3
- ☐ Action Item 4
- ☐ Action Item 5
- ☐ Action Item 6
- ☐ Action Item 7
- ☐ Action Item 9
- ☐ Action Item 10

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:*

- ☐ Connecting to the meeting using WEBEX
- ☒ Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to:

Public Hearing item #2 - it is pretty clear with 57 objections [27 within 200f and 30 outside of that] received and only 4 who do not object [3 within 200f and 1 outside of that] , that this planned development project should be denied. The city council should act in accordance with the trust given to them by their voters and it is their duty to act in response to the documented responses from your citizens. provided the overwhelming responses against this project. this project should be denied.

Action Item #2 - Do not revert back to making residents apply for their money back in the form of the deposits. This is wrong and was changed because people seen that in some cases citizens were going years without receiving their deposit back. The current system is how it should be and the exposure to loss is fairly negligible.

Action Item #8 - NO NEW TAXES. If a 1/4 cent tax allocation should be considered, please LIST to your voters and it back to Streets and Maintenance. Simple fix for a clear miscalculation of council and staff. Return these funds back to where the people want them to go.

Print**City Council Meeting Registration - January 11, 2021 - Submission #28823**

Date Submitted: 1/10/2021

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Regular City Council Meeting of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City is making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the City Council to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

First Name*

Sharon

Last Name*

Gehle

Address1*

7725 Partridge Dr

Address2**City***

Watauga

State*

TX

Zip*

76148

Email***Phone****I wish to comment during (check all that apply):***

- ☐ Public Comment
- ☐ Public Hearing 1
- ☒ Public Hearing 2
- ☐ Action Item 1
- ☐ Action Item 2
- ☐ Action Item 3
- ☐ Action Item 4
- ☐ Action Item 5
- ☐ Action Item 6
- ☐ Action Item 7
- ☐ Action Item 9
- ☐ Action Item 10

Select how you wish to participate:

If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.

Select an option:*

- ☐ Connecting to the meeting using WEBEX
- ☒ Having my comments read into the record

Comments - Indicate which section of the meeting your comments refer to:**Proposed Bursey Road Townhomes (Public Hearing 2)**

I am writing as a citizen to request that you deny the future land use map and rezoning change request for the proposed Bursey Road Townhomes. I hope that you will consider the following information when you make your decision. Lower density options would be a better fit for Watauga, and the developer has indicated that if the townhomes are not approved, they still plan to develop single family residential under the existing zoning.

As of 12/16/2020, of the 66 zoning change notices mailed to addresses within 200 feet, 27 property owners, or 41% DO OBJECT to the rezoning of the property, while only 2 property owners, or 3% did NOT object.

Outside 200 feet of subject property, there were 30 additional responses that DO OBJECT, and only one that did not object. This information shows that there is only minimal support for the rezoning request, and the majority of the responses from the Watauga citizens do NOT approve of the rezoning or the proposed townhome project.

The proposed future land use map change is from Local Office/Retail/Commercial to Medium Density Residential. The One Watauga Comprehensive Master Plan Information, medium density residential "will have densities between 4.5 and 8 dwelling units per acre". This is substantially below the 12.59 dwelling units per acre planned, which is more in line with traditional garden apartment densities.

The proposed zoning change is from SF-6 single family to Planned Development, which far exceeds the density and other area development guidelines in the zoning ordinance for attached housing, further illustrating that proposed development does not fit well with existing zoning guidelines and will totally change the character of the neighborhood.

In addition, there are various safety concerns associated with the rezoning and approval of the townhome project.

1. Both the alley entrance to and from Whitley Road is dangerous. It is within 100 feet of a signaled intersection and in both a school zone and a park zone.
2. There is no convenient place to park for deliveries. (Meadow Crest Townhomes in North Richland Hills, which the proposed Bursey Road Townhomes will be similar to, has on street parking for move-ins, deliveries, and service vehicles.) Any larger trucks may have to cone off public streets to park, which will cause additional accident risk of access or injury.
3. There is no safe place for children or pets to play outside. Bursey Road and the alley will be dangerous to kids playing due to traffic. There are no rear yards to safely play or to safely contain children and animals.
4. There is no backyard fencing. Sidewalks and fenced areas from rear entry to garage not included in the townhome development. Rear patios are not private or protected.
5. Garbage trucks would pick up from alley, but would block alley during pickup. In addition, where would bulk trash be placed? There is very little area (only a 5' wide strip to place bulk trash and 3' depth). Any large amount of bulk trash may cause safety issues.
6. KCAL students park on Hillview Drive and walk back and forth. This would be a safety issue. Bus stop issues will also result, as all KISD students are bussed in Intermediate, Middle School, and High Schools.

There are also inherent weaknesses in the proposed Bursey Road Townhome project itself, as indicated below:

1. Townhome absorption is typically much slower than single family residential. Unsold units are typically turned into rental units until the units can be sold.
2. An article published in the Fort Worth Star Telegram on 1/4/2021 indicates that the City of Fort Worth Council members want a moratorium on apartment and townhome rezoning. Watauga has limited developable land left, and it should be developed wisely.

In summary, please DENY the future land use map and rezoning change request for the proposed Bursey Road Townhomes as presented. Thank you for your consideration.