



**MINUTES
WATAUGA CITY COUNCIL
REGULAR MEETING
CITY HALL COUNCIL CHAMBER,
7105 WHITLEY ROAD
MONDAY, SEPTEMBER 11, 2023
6:30 PM**

CALL TO ORDER

Mayor Arthur L. Miner called the meeting to order at 6:30 p.m.

ROLL CALL

The meeting convened with the following members present:

Arthur L. Miner	Mayor
Jan Hill	Mayor Pro Tem/Council Member Place 7
Pat Shelbourne	Council Member Place 1
Tom Snyder	Council Member Place 2
Lovie Downey	Council Member Place 3
Andrew Neal	Council Member Place 4
Malissa Minucci	Council Member Place 5
Mark Taylor	Council Member Place 6

and

Joshua Jones	City Manager
Linda Proskey	City Secretary
Lisa Benavidez	Assistant to the City Secretary
David Berman	City Attorney
Sandra Gibson	Director of Finance
Deby Woodard	Assistant Director of Finance
Kim Rupkalvis	Financial Services Analyst
Randy Barkley	Assistant Fire Chief/EMC
Jeannette Garcia	Planning and Zoning Coordinator
Julie Rodriguez	HR/Civil Service Director
Timothy Hamilton	Director of Parks and Community Services

INVOCATION

The invocation was given by Pastor J.J. Stephens of Victory Tabernacle Holiness Church

Before the prayer, Pastor Stephens asked for a moment of silence to remember those of 9/11.

PLEDGE OF ALLEGIANCE United States and Texas Flags

Mayor Miner lead the pledge.

ANNOUNCEMENTS

Councilmember Neal made an announcement asking people to go to the shelter and adopt a pet.

Mayor Miner asked everyone to remember 9/11 and the over 3,000 people who perished that day. Then he made the following announcements about the Police Department: They had three promotions: one advanced to sergeant and two to corporal. Corporal Griffin received the purple heart for injuries in the line of duty, and Officers Penney and Dykes received the Life Savings Award. He also announced that the last day the splash pad will be open for this season is September 24. He congratulated the Parks department on keeping it running. Lastly, Family Book Night is next Monday. The book is Eleven by Tom Rogers, and Mayor Miner invited everyone to attend.

PRESENTATIONS

City Manager Josh Jones presented the service awards to Alan Thomas for 10 years and Dexter Holyfield for 15 years.

PUBLIC COMMENT

There were no requests to speak during public comments.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests for public testimony were received.

CONSENT AGENDA

1. **Consider action adopting an ordinance by the City Council of the City of Watauga, Texas approving the Fiscal Year 2023-2024 Annual Service Plan Update and 2023 Assessment Roll for the Park Vista Public Improvement District of the City of Watauga, Texas; providing for repeal; providing for severability and providing an effective date.**
2. **Consider action to adopt an Ordinance by the City Council of the City of Watauga, Texas adopting the Capital Outlay Plan for fiscal years 2024-2028; providing for repeal; providing a savings clause; and providing an effective date.**
3. **Consider action to approve the Monthly Financial Report for the period ending July 31, 2023.**
4. **Consider action to approve a resolution to adopt the Fiscal Year 2023-24 Classification Plan for all employees.**

Mayor Miner asked for a Motion.

Mayor Pro Tem Hill made a motion to accept the consent agenda as presented. Councilmember Neal seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

PUBLIC HEARINGS / ACTION

- 1. Z.23-03: Public hearing to receive comments for or against a request for a zoning change from Local Business (LB) to Commercial (C), for property commonly known as 6900 Denton Highway, being Lot A2 Block 6, of the Bunker Hill Addition; and consider action on a final report to allow for the zoning change for future commercial development in the Sanko Plaza. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Crest Commercial Real Estate, Cody Johnson.**

Jeannette Garcia, Planning and Zoning Coordinator presented the item.

Public Hearing Opened at 6:44 pm

Public Hearing Closed at 6:44 pm

Councilmember Taylor made a motion to accept the Item as presented. Councilmember Minucci seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

- 2. SUP.23-03: Public hearing to receive comments for or against a request for a specific use permit for property commonly known as 6900 Denton Highway, Lot A2, Block 6, of the Bunker Hill Addition; and consider action on a final report to allow for an ice and water kiosk in a Commercial (C) zoning district. The subject property is located north of Bunker Blvd. and east of Denton Highway. Owner: Cider Property, Inc. Applicant/Agent: Frontier States Development Services, Mark Sellers.**

Jeannette Garcia, Planning and Zoning Coordinator presented the item.

Public Hearing Opened at 6:48 pm

Public Hearing Closed at 6:48 pm

Mayor Pro Tem Hill made a motion to accept the item as presented. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

- 1. Public Hearing on the proposed ad valorem tax rate of \$0.57020 per \$100 assessed value for the tax year 2023, comprised of \$0.359710 on each \$100 valuation for maintenance and support of the general government and in the amount of \$0.210490 on each \$100 valuation of property for the interest and sinking fund.**

Sandra Gibson, Director of Finance, presented the item. She states that the tax rate remains the same; however, it will bring in additional revenue, so a hearing is required. No action is needed at this time since the item is further down on the agenda.

Public Hearing Opened at 6:52 pm

Public Hearing Closed at 6:52pm

Mayor Pro Tem Hill made a motion to accept the item as presented. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

ACTION ITEMS

- 1. Consider approval of an ordinance authorizing the issuance of "City of Watauga, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2023" providing for the payment of said certificates by the levy of an ad valorem tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the system; authorizing the execution of any necessary engagement agreement with the City's Financial Advisors and/or Bond Counsel; and providing an effective date.**

Sandra Gibson, Director of Finance, presented the items and introduced Andrew Friedman from Samco Capital Markets. Mr. Friedman went over the bid results. The winning bid was FHN Capital Markets at 3.69%. The bonds will be able to be called in 2032. He also gave the Council a bond credit rating report and stated that the city has a rating of AA.

Councilmember Shelbourne made a motion to accept the Item as presented. Councilmember Snyder seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

2. **Discuss and consider action adopting an ordinance by the City Council of the City of Watauga, Texas approving and adopting a budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024; providing for the appropriation of funds in the budget; providing for repeal; providing for severability; and providing an effective date.**

Sandra Gibson, Director of Finance presented the item.

Councilmember Snyder made a motion to accept the Item as presented. Councilmember Minucci seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

3. **Discuss and consider action adopting an ordinance by the City Council of the City of Watauga, Texas levying ad valorem taxes for the 2023 Tax Year for use and support of the municipal government of the City of Watauga, Texas for the 2023-2024 Fiscal Year; apportioning each levy for specific purposes; providing the date when taxes shall be due and timely paid; providing for repeal; providing for severability; providing an effective date; and levying ad valorem taxes for Fiscal Year October 1, 2023 through September 30, 2024 in the amount of \$0.570200 per \$100 of assessed value, comprised of \$0.359710 on each \$100 valuation of property for maintenance and support of the general government and in the amount of \$0.210490 on each \$100 valuation of property for the Interest and Sinking Fund.**

Sandra Gibson, Director of Finance presented the item.

Councilmember Neal made a motion stating I move to approve a debt service tax rate of \$0.21049 per \$100 valuation for the 2023 tax year. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

Councilmember Neal made a motion stating I move to approve a maintenance and operations tax rate of \$0.35971 per \$100 of valuation for the 2023 tax year. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

Mayor states: A record vote will be required for the next item and at least 60 percent of the members of the City Council, 5 members, must vote in favor for the item to pass.

Councilmember Neal made a motion stating I move that the property tax rate be increased by the adoption of a tax rate of \$0.5702 per \$100 valuation, which is effectively a 12.45% increase in the tax rate, and to approve the ordinance as presented. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Councilmember Shelbourne – Yes

Snyder – Yes

Downey – Yes

Neal – Yes

Minucci – Yes

Taylor – Yes

Hill – Yes

4. **Discuss and consider action ratifying a property tax increase reflected in the City of Watauga budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024, in accordance with Texas Local Government Code Section 102.007; providing for repeal; providing for severability; and providing an effective date.**

Sandra Gibson, Director of Finance presented item.

Councilmember Minucci made a motion stating I move to ratify the property tax increase reflected in the City's fiscal year 2023-2024 Budget as presented. Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

5. **Discuss and consider action approving an ordinance to amend the 2022-2023 Fiscal Year Budget.**

Sandra Gibson, Director of Finance, presented the item. It provides a cleanup of the existing budget and funding for the equipment replacement fund proposed in the 2023-2024 budget. Some of the revenues increased, including property tax revenues, which were a little higher than expected, ambulance fees, an increase to interest earnings, building permits and rentals of facilities, a significant decrease to fines and forfeitures due to police staffing

issues, and the majority of the transfers on the expenditures is due the internal service fund equipment replacement. There are some decreases in the contractual line items.

Councilmember Shelbourne made a motion to approve of item as presented.
Councilmember Hill seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

6. Consider action to approve a resolution amending the ARPA Spending Plan Framework.

Sandra Gibson, Director of Finance, presented the item they are proposing, moving about three hundred thousand into the infrastructure, water, and sewage projects and then decreasing personnel spending. Some staff positions are moving out of the ARPA funding and into the general funding.

Councilmember Hill made a motion to approve of item as presented. Councilmember Minucci seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

7. Discuss and consider a vote of no confidence with regards to the Tarrant County Appraisal District.

Arthur Miner, the Mayor, presented the item. He explained some of TAD's issues over the last year and with Mr. Law, the Chief Appraiser. Mr. Law met prior with Mayor Miner, Councilmember Taylor, Mayor Pro Tem Hill, and Ms. Gibson, Finance Director, and said he would like to attend the next meeting. However, Mr. Law never returned any of the mayor's requests. Early in the year, there was a resignation of a board chair based on a recall started by the City of Keller; then, three or four weeks ago, an IT individual was fired after he said on tape that it was okay to lie to the citizens about issues they were having. That was followed by a letter of no confidence from several surrounding cities asking for the Chief Appraiser, Mr. Law, to be fired. Mayor Miner said he refused to sign a letter to fire him as he did not feel it was his place to ask for that. However, he was willing to sign a letter that stopped short of asking for Mr. Law to be fired. Mr. Law resigned before that letter was delivered. Mayor Miner sent a letter, along with Haltom City's Mayor An Truong, asking the Appraisal Board to continue to look at the issues within the organization and not just stop since the Chief Appraiser has left. He said he also finds it odd that no attendance is required on the board. Councilmember Shelbourne asked the mayor if thought that the issues start from the top and have worked the way down.

Councilmember Downey spoke about her experience with TAD and has seen how they have treated citizens and their lack of customer service.

Councilmember Neal talked about his experience. He asked about working with other cities on pooling votes since we only have eight votes.

Mayor Miner said he has talked to the other Mayors about that.

Councilmember Taylor said that he had brought up to Mr. Law when they met about some rental properties that are getting homestead exemptions and felt that it was ignored.

Councilmember Downey made a motion to approve of item as presented. Councilmember Hill seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

Ayes, Shelbourne, Snyder, Downey, Neal, Minucci, Taylor, Hill

Nays: None

Abstain: None

Absent: None

Items for Future Agenda

Councilmember Hill said that she has asked in the past on an action item to set up a test program and that Councilmember Downey seconded the item.

ADJOURNMENT

Mayor Miner adjourned the meeting at 7:36 pm

Approved: this 9 day of Oct, 2023

Signed: this 9 day of Oct, 2023

APPROVED:

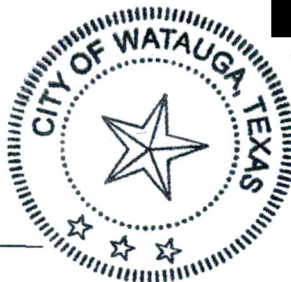
[Redacted Signature]

Arthur L. Miner, Mayor

ATTEST:

[Redacted Signature]

Linda Proskey, City Secretary



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