



**MINUTES
WATAUGA CITY COUNCIL
REGULAR MEETING
CITY HALL COUNCIL CHAMBER,
7105 WHITLEY ROAD,
AUGUST 12, 2024**

CALL TO ORDER

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

ROLL CALL

The meeting convened with the following members present:

Arthur L. Miner
Malissa Minucci
Pat Shelbourne
Cris Blackburn
Lovie Downey
Andrew Neal
Mark Taylor
Jan Hill

Mayor
Mayor Pro Tem/Council Member Place 5
Council Member Place 1
Council Member Place 2
Council Member Place 3
Council Member Place 4
Council Member Place 6
Council Member Place 7

and

Sandra Gibson
Linda Proskey
David Berman
Deby Woodard
Paul Hackleman
Randy Richards
Julie Rodriguez
Lana Ewell

Interim City Manager and Finance Director
City Secretary
City Attorney
Assistant Finance Director
Public Works Director
Assistant Public Works Director
Director of Human Resources
Director of Library Services

INVOCATION

Pastor Dennis Hester of the First Baptist Watauga Church and Police Chaplain gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Miner led the Pledge of Allegiance.

ANNOUNCEMENTS

Councilmembers Blackburn and Neal announced that the Clear the Shelter event will begin on September 10 and encouraged everyone to consider adopting a pet from Watauga Animal Services.

PRESENTATIONS

- 1. Presentation of Service Awards for the City of Watauga Employees celebrating a Milestone Anniversary during the month of August.**

Sandra Gibson, Interim City Manager/Finance Director, presented service awards to Noemi Contreras and Robert Griffen for 5 years of service and to Marshall McGee for 10 years of service.

- 2. Presentation of Employee of the Month Award for the month of August.**

Sandra Gibson, Interim City Manager/Finance Director, announced that Trang Nguyen has received the Employee of the Month Award.

PUBLIC COMMENT

No requests for public testimony were received.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests for public testimony were received.

CONSENT AGENDA

- 1. Consider action to adopt a resolution of the City of Watauga, Texas renewing participation in the Tarrant County Home Investment Partnership Block Grant Program with matching contribution requirements for program year 2024 (The Home Program year 2024)**
- 2. Consider approval of moving Stephen Welch to Place 5 and Brian Downey to Place 6 on the WEDC Board.**
- 3. Consider the reappointment of Jan Hill to Place 3 on the WEDC and Place 2 on the Charter Review Commission.**
- 4. Consider the approval of the July 8, 2024, Regular City Council Meeting Minutes.**
- 5. Consider the approval of the July 29, 2024, City Council Workshop Meeting Minutes.**
- 6. Consider the approval of the July 29, 2024, Regular City Council Meeting Minutes.**
- 7. Consider the approval of the August 5, 2024, City Council Workshop Meeting Minutes.**

8. Consider the approval of the August 5, 2024, Special City Council Meeting Minutes.

Councilmember Blackburn requested that item number 1 be pulled from the consent agenda. Mayor Miner confirmed that item 1 has been pulled and will become action item number 9.

Mayor Miner called for a Motion. Councilmember Neal made a motion to accept the consent agenda as presented with the modification to pull item number 1 from consent. Councilmember Hill seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

PUBLIC HEARINGS

1. Public Hearing on the Watauga Crime Control and Prevention District Proposed Budget for Fiscal Year 2024-2025

Sandra Gibson, Interim City Manager and Director of Finance, stated that there have been no changes to the CCPD budget approved by the CCPD board on July 8, 2024.

Mayor Miner opened the public hearing at 6:42 pm

No one requested to speak

Mayor Miner closed the public hearing at 6:42 pm

2. Public Hearing on the FY2024-2025 Proposed Watauga Economic Development Budget

Sandra Gibson, Interim City Manager and Director of Finance, provided a brief overview of the WEDC budget and noted that there have been no changes to the proposed budget since the board adopted it on July 16, 2024.

Mayor Miner opened the public hearing at 6:43 pm

No one requested to speak

Mayor Miner closed the public hearing at 6:44 pm

3. Public Hearing on the FY2024-2025 Proposed Budget.

Sandra Gibson, Interim City Manager and Director of Finance, stated that there have been no changes since the presentation given last week

Mayor Miner opened the public hearing at 6:45 pm

No one requested to speak

Mayor Miner closed the public hearing at 6:45 pm

ACTION ITEMS

- 1. Consider action on the FY2024-2025 Proposed Budget after the Public Hearing as required by Chapter 102.007(a) of the Local Government Code.**

Mayor Miner and City Attorney David Berman both clarified that this item is to postpone the adoption of the proposed budget until the meeting on August 26, 2024.

Councilmember Minucci made the motion to approve to postpone the approval of the budget until the August 26, 2024, meeting. Councilmember Shelbourne seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

- 2. Discuss and consider action on approval to enter into an agreement for Bank Depository Services with First Guaranty Bank and authorize the Interim City Manager to execute associated documents.**

Deby Woodard, Assistant Director of Finance, presented the item and explained that the Texas Local Government Code requires the city to solicit competitive bids for its bank accounts every five years. She introduced Tim Pinon from Valley View Consulting, L.L.C., who reviewed the process. He mentioned that the eligibility area was expanded to include banks within a ten-mile radius of the city, increasing the number of eligible banks from 3 to 34. A total of 24 banks submitted bids. The winning bid was from First Guaranty, represented by Areeb Rashid and Julius Besse, who were in attendance. The decision to choose First Guaranty was based on their no-fee structure and higher interest rate.

Mayor Miner asked for a Motion. Councilmember Shelbourne made a motion to approve an agreement for bank depository services with First Guaranty Bank and authorized interim city manager to execute associated documents. Councilmember Blackburn seconded the motion.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

- 3. Discuss and consider action to authorize the City Manager to negotiate a Credit Reservation, Purchase, and Acknowledgment Agreement with Wild-TX**

Lands, LLC for the Park Vista Stormwater Rehabilitation Improvements utilizing ARPA funds.

Paul Hackleman, Director of Public Works, presented the item. The estimated construction cost is \$655,000, in addition to the mitigation cost, which is funded by ARPA. The Army Corps of Engineers requires us to obtain permits because we are modifying some creek and wetland areas, necessitating mitigation. He explained that there are different ways to address this and outlined our approach which is first minimizing impacts by limiting the magnitude and scope of the action and its implementation. Second is compensating for the impact by replacing or providing substitute resources or environments.

For the first approach, we will not affect the entire creek. For the second approach, we will buy into a land bank and acquire stream and wetland credits. There are two types of mitigation banks allowed by USACE: the Texas Rapid Assessment Method (TXRAM) banks and the Legacy Bank. Since the Legacy Bank is cheaper but limits us to purchasing only 50% of the credits from them, we will use both. This item pertains to Wild-TX, and Action Item #4 involves the Legacy Bank

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

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

4. Discuss and consider action to authorize the City Manager to negotiate a Credit Sales Agreement with Trinity River Mitigation Bank, L.P. for the Park Vista Stormwater Rehabilitation Improvements utilizing ARPA funds.

Paul Hackleman, Director of Public Works, presented the item. This item is related to Action Item #3 and allows for purchasing credits through the Legacy (Land) Bank.

Mayor Pro Tem Minucci made the motion to approve the item as presented. Councilmember Shelbourne seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

5. Discuss and consider action on the implementation of the compensation study conducted by Public Sector Personnel Consultants.

Sandra Gibson, Interim City Manager and Director of Finance, said the compensation study was presented to the council at a prior meeting. She explained that this item is to approve the pay plan, with an effective date of September 7.

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

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

6. Discuss and consider action to approve the Community Development Block Grant (CDGB)-CV Round 4 Project (Plum Street Water Improvements) - Construction Bid Recommend Tarrant County Acceptance

Paul Hackleman, Director of Public Works, presented the item. He stated that the item was approved by the council at the July 29, 2024, meeting. However, Tarrant County needed the motion to be revised. They requested the addition of the words 'recommend Tarrant County' to the motion.

Councilmember Neal made the motion: I move to recommend Tarrant County accept the bid from MX Construction Services, Inc. for construction of the Plum Street Water System Improvements project in the amount of Three Hundred Thirty-Three Thousand Seven Hundred Thirty-Eight Dollars and Twenty-six Cents.

Watauga's pledge above and beyond Tarrant County's grant is Zero Dollars and No Cents. Councilmember Hill seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

7. Consider action to approve the Watauga Crime Control and Prevention District Proposed Budget for Fiscal Year 2024-2025.

Sandra Gibson, Interim City Manager and Director of Finance, said there were no changes to what the council had been presented with in previous meetings.

Councilmember Neal made the motion to approve the item as presented.

Councilmember Downey seconded the motion. Mayor Miner called for a vote.

Motion carried 7-0-0-0.

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

Nays: None

Abstain: None

Absent: None

8. Consider action to approve the FY2024-2025 Proposed Watauga Economic Development Budget.

Sandra Gibson, Interim City Manager and Director of Finance, said there were no changes to what the council had been presented with in previous meetings.

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

Motion carried 7-0-0-0.

Ayes, Blackburn, Neal, Taylor, Hill, Shelbourne, Downey, Minucci
Nays: None
Abstain: None
Absent: None

9. Consider action to adopt a resolution of the City of Watauga, Texas renewing participation in the Tarrant County Home Investment Partnership Block Grant Program with matching contribution requirements for program year 2024 (The Home Program year 2024).

This was Item #1 on the consent agenda and was pulled by Councilmember Blackburn. Councilmember Blackburn wanted background information on how the program works.

Randy Richards, Assistant Public Works Director, said Watauga has been running this program for approximately 10 years. He outlined the criteria for applying: applicants must be residents of certain cities, own and live in their house for at least one year, not reside in a mobile home, duplex, or flood zone, have a clear title to the property (no reverse mortgages), ensure the title is in their name, be current on real estate taxes and mortgage payments, and be either sixty-two years old or have dependent children under eighteen living at home. There is also a total household income limit. The city ensures that all work meets code, conducts all inspections, including final inspections, and coordinates with the county inspector.

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

Motion carried 7-0-0-0.

Ayes, Blackburn, Neal, Taylor, Hill, Shelbourne, Downey, Minucci
Nays: None
Abstain: None
Absent: None

EXECUTIVE SESSION

- 1. Pursuant to Section 551.074 of the Texas Government Code, discuss matters relating to personnel as follows: City Manager duties.**

Mayor Miner recessed the meeting at 7:44 pm

RECONVENE

The City Council reconvened at 8:10 pm

ITEMS OF EXECUTIVE SESSION DELIBERATION

1. Pursuant to Section 551.074 of the Texas Government Code, discuss matters relating to personnel as follows: City Manager duties.

There was no action taken.

ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

Mayor Miner announced that the demolition of the Old Senior Center began today.

ADJOURNMENT

Mayor Miner adjourned the meeting at 8:11 pm.

Approved: this 26 day of August, 2024

Signed: this 27 day of August, 2024

APPROVED:

Arthur L. Miner /s/
Mayor

ATTEST:

Linda Proskey /s/

Linda Proskey, City Secretary

