

Minutes  
White Settlement City Council  
Regular Meeting



August 4, 2020  
7:00 p.m.

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**THIS MEETING WAS HELD VIA VIDEOCONFERENCE**

The public was provided the agenda via the city's website as well as access to the meeting via the following statement:

*This Notice and Agenda, and Agenda Packet are available on the City's website. The public may access the meeting via the following link <https://us02web.zoom.us/j/88549302062?pwd=Uzhmb3NEek5nMTdleTRUMGZvVzI4dz09>*

*Please email the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) if you plan to provide comments during the meeting on public hearing items. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. In lieu of participating in the meeting, you may also email your public hearing comments to the City Secretary at: [aarnold@wstx.us](mailto:aarnold@wstx.us) no later than one hour prior to the meeting, and any comments submitted will be read aloud during the respective public hearing.*

**CALL TO ORDER**

Mayor White called the open meeting to order at 7:00 PM announcing a quorum of council members present as follows:

Council Member Moore,  
Mayor Pro Tem Spurlock,  
Council Member Munoz,  
Council Member Grudzinski, and  
Council Member Geesa

Executive Staff present included City Manager Jeffrey J. James, City Secretary Amy Arnold, and City Attorney Drew Larkin. Other staff present included Executive Administrative Assistant Ann Elias, Finance Director Krystal Crump (Foght), Public Works Director Kyle Reeves, Community Services Director Rich Tharp, Police Chief Bevering, Building Official Robert Nunley, and Communications Manager Aaron Hall.

**INVOCATION / PLEDGE OF ALLEGIANCE**

Mayor White gave the invocation and led the Pledge of Allegiance

**CITIZEN PARTICIPATION**

Jannette Spurlock of 1000 Judy Street, White Settlement, TX 76108 addressed the City Council in opposition to a recently constructed carport and requests an ordinance to prohibit carports.

Dwane and Barbara Owens of 1001 Judy Street, White Settlement, TX 76108 addressed the City Council in opposition to a recently constructed carport and requests an ordinance to prohibit carports.

## **EXECUTIVE SESSION**

Mayor White announced City Council will convene in Executive Session at 7:10 PM after first reading the following statement: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene into Executive Session to deliberate regarding the following matters:

**Sec. 551.071 Consultation with Attorney.** The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, and the following topics:

- (a) Cause No. 141-290750-17, City of Westworth Village, Texas v. City of White Settlement, Texas
- (b) Provision at Bomber Road Apartment Home Development at 800 Bourland Drive

## **RECONVENE IN OPEN SESSION**

Take action, if any, on items discussed in Executive Session.

Mayor White announced City Council are reconvened from Executive Session at 7:48 PM. No action was taken.

## **PRESENTATIONS**

The following presentations were heard:

- 2) Mayor and Council Presentation:
  - a) Presentation to Adrienne Stewart in recognition of being selected as Tarrant County Telecommunicator of the Year.

This presentation was accepted by Police Chief J. Bevering who stated Mrs. Stewart was on duty and could not attend. Chief Bevering congratulated Mrs. Stewart on her recognition from Tarrant County 9-1-1 as the districts Telecommunicator of the Year. Chief Bevering informed audience members that Mrs. Stewart was working the morning of the West Freeway Church of Christ Shooting, December 29, 2019, in White Settlement. He mentioned how she kept her composure and utilized her years of experience and training to field phone calls and keep in constant communications with her fellow first responders; we are extremely proud of Adrienne Stewart.

- 3) Staff Presentation: *Presentation a & b will be attached to the final approved minutes.*
  - a) Presentation of Fiscal Year 2020-2021 Effective and Proposed Tax Rate. – By Finance Director
  - b) Presentation of Fiscal Year 2020-2021 Proposed Operating Budgets. – By Finance Director
  - c) Presentation on Covid-19 Grant Funds. – By City Manager
  - d) Presentation on North Las Vegas Trail / Loop 820 Road Rehabilitation – By City Manager

## **CONSENT AGENDA**

Council Member Geesa made a motion to approve the Consent Agenda. The motion was seconded by Council Member Grudzinski and carried unanimously. Approval of the Consent Agenda included the following:

- 4) Approval of City Council meeting minutes:
  - a) July 7, 2020
  - b) July 14, 2020

- 5) Acknowledge receipt of Monthly Financial Statements for FY 19-20 as of June 30, 2020.
- 6) Acknowledge receipt of Quarterly Investment Report for period ending June 30, 2020.
- 7) Acknowledge receipt of and accept Audit Engagement Letter 2020 from Pattillo, Brown, & Hill, LLP.
- 8) Approval of Ordinance calling the November 3, 2020 General Election.

## **DELIBERATION AGENDA**

### **FINANCE:**

- 9) **Public Hearing** and consider an ordinance adopting the Crime Control and Prevention District Fiscal Year 2020-2021 Budget.

Finance Director Krystal Crump (Foght) stated both the CCPD Fiscal Year 2020-2021 Budget information and the EDC Fiscal Year 2020-2021 Budget information was provided during presentations (item b) with no additional information to give on this item.

Mayor White opened the Public Hearing at 8:26 PM. No speaker were heard. Mayor White closed the Public Hearing at 8:27 PM

**Council Member Moore made a motion to approve Ordinance 2020.08.017. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.**

- 10) **Public Hearing** and consider an ordinance adopting the Economic Development Corporation Fiscal Year 2020-2021 Budget.

Mayor White opened the Public Hearing at 8:27 PM. No speaker were heard. Mayor White closed the Public Hearing at 8:28 PM

**Council Member Munoz made a motion to approve Ordinance 2020.08.018. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.**

- 11) Discuss and consider calling Public Hearing to be held August 25, 2020 at 6:30 PM for the Fiscal Year 2020-2021 Proposed Tax Rate.

Finance Director Krystal Crump (Foght) presented the item stating one Public Hearing is required in order to be in compliance with rules for adoption of a tax rate and requests council to call such hearing.

**Council Member Munoz made a motion to call a Public Hearing to be held August 25, 2020 at 6:30 PM for the Fiscal Year 2020-2021 Proposed Tax Rate. Council Member Moore seconded the motion which carried unanimously.**

- 12) Discuss and consider calling Public Hearing to be held August 25, 2020 at 6:30 PM for the Fiscal Year 2020-2021 Operating Budget.

Finance Director Krystal Crump (Foght) presented the item stating one Public Hearing is required to comply with rules and regulations for adoption of a tax rate and requests council to call such hearing.

**Council Member Moore made a motion to call a Public Hearing to be held August 25, 2020 at 6:30 PM for the Fiscal Year 2020-2021 Operating Budget. Council Member Munoz seconded the motion which carried / failed unanimously.**

### **PLANNING AND DEVELOPMENT:**

- 13) Hold a **Public Hearing** and consider an ordinance to amend the land use map for 9.705 acres of property from Low Density Residential to High Density Residential and Local Commercial. The

property is commonly known as 800 Bourland Drive and is located south of Bennet Street, east of Block 7 of Convair Oaks Estates Addition, North of Silver Creek Road, and west of Bomber Road.

The City Attorney stated items 13 and 14 can be consolidated. Prior to opening the Public Hearing Mayor White explains items 13 and 14 will be combined to one public hearing.

Mayor White opened the Public Hearing at 8:30PM.

City Secretary Amy Arnold read an email received from Jack Mills of 809 McCully Street in opposition to the proposed changes referencing traffic, wildlife, and safety concerns.

John Palmer of Gardner Capital, 2501 N Harwood St Suite 1520, Dallas, Texas 75201, addressed the audience and council stating

- he is asking for consideration in order to apply for a specific sight plan;
- stated he has met with and spoken with some residents in the area who expressed concern;
- Plan is to build and hold not build and sell;
- housing for workforce, seniors, and retired military.

Mr. Palmer explained location and other items in a power point presentation cut short due to time restrictions. Mayor White apologized for the time limit and thanked Mr. Palmer for the information.

Nancy Bolin of 931 Bourland addressed the City Council in opposition to the proposed changes referencing depreciation of values and loss of a peaceful neighborhood .

John Ware of 933 Bourland addressed the City Council in opposition to the proposed changes referencing traffic concerns and location.

Ryan Combs of 2501 N Harwood St Suite 1520, Dallas, Texas 75201, addressed the prior speakers comments explaining engineering plans are for 96 units on 11 acres versus the typical 20 units per acre as well as mentioning a 90K amount to contribute towards traffic solutions.

Michelle Cooper of 761 Hallvale Dr. addressed the City Council asking who currently owns the property and her opinion that it would not make sense to not approve the owners request.

Lauren Paden of 829 Hackamore addressed the City Council in opposition to the proposed changed referencing traffic concerns.

Dale and Colleen of 829 McCully addressed the City Council stating they met with Mr. Palmer. Dale and Colleen mentioned concerns of Silvercreek Rd at Bomber Road and stated they are not opposed to the changes so long as the area is not negatively impacted and developers keep their word.

Jason Peppers of 932 Bourland Dr. addressed the City Council in opposition to the proposed changes referencing flooding and traffic concerns.

Chris Paden of 829 Hackamore addressed the City Council in opposition to the proposed changes referencing traffic and neighborhood safety concerns.

Mayor White closed the Public Hearing at 9:01PM

Mayor Pro Tem Spurlock commented on the item stating her original opposition and shared concerns. Mayor Pro Tem Spurlock noted conversations with staff regarding the lift station serving the area, explained the planned development approval process, and mentioned the need for development and the appropriateness of discussions. After making comments Mayor Pro Tem Spurlock asked questions of Mr. Palmer regarding a focus on military installations due to program requirements; his understanding of

traffic problems and the need to work on solutions; his understanding of lift station issues; and his understanding of flood plain concerns by not allowing groundbreaking until sure.

Mr. Palmer responded by explaining yearlong meetings with city staff, a desire to create collaborative business relationships on idle land for economic benefit, and the new market tax credit stating not all locations are eligible. Mr. Palmer responded "yes" to each mentioning his 25 years of experience with water flows and flood plain runoff. He stated the plan must be reviewed and approved by the city and comply with all laws prior to beginning any development.

Lastly Mayor Pro Tem Spurlock thanked citizens for their participation in the meeting and expressed hopes that they would continue to participate; stating her belief in the opportunity and trust in developers answers prior to making her motion.

**Mayor Pro Tem Spurlock made a motion to approve Ordinance 2020-08-014 and Ordinance 2020-08-015 for items 13 and 14 respectively. Council Member Geesa seconded the motion which carried unanimously.**

14) Hold a **Public Hearing** and consider ordinance to rezone approximately 9.705 acres of property from R-6, Single family residential to P-D, Planned Development District. The property is commonly known as 800 Bourland Drive and is located south of Bennet Street, east of Block 7 of Convair Oaks Estates Addition, North of Silver Creek Road, and west of Bomber Road.

See item 13 for comments and motion.

ADMINISTRATIVE:

15) Discuss and consider inviting Carter Blood Center to White Settlement for a Covid-19 Blood Drive, at a date to be determined.

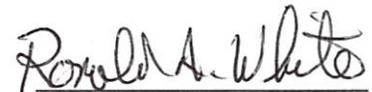
Mayor White introduced the item stating he has had discussion with other entities who often mention the need for blood drives. Mayor White provided information on a blood drive and possible dates as provided by Carter Blood Care to council members.

**Council Member Grudzinski made a motion to invite the community and have a blood drive at a date to be determined. Mayor Pro Tem Spurlock seconded the motion which carried unanimously**

ADJOURNMENT

With there being no further discussion Mayor White adjourned the meeting at 9:19 PM.

Approved this 1<sup>st</sup> day of September, 2020



Ronald A. White, Mayor

ATTEST:



Amy Arnold, TRMC, CMC  
City Secretary

