



**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
TOWN COUNCIL MEETING**

April 25, 2016

PRESENT: Mayor Laura Wheat, Council Members, Alesa Belvedere, Carol Langdon, and Rick Rennhack. Michael Barrett arrived at 5:53 p.m.

ABSENT: Wayne Stoltenberg

OTHERS PRESENT: Town Manager Thomas Brymer, Town Secretary Kelly Edwards, Town Attorney Stan Lowry, Police Captain Tommy Simmons, Director of Public Works Jarrod Greenwood, Finance Director Debbie Piper, Director of Human Resources & Administrative Services Todd Wood, Director of Facilities and Parks & Recreation Troy Meyer, Communications Specialist Susan McFarland, Director of Information Technology Jason Power, and Intern Joel Enders.

Work Session

1. CALL TO ORDER

Mayor Wheat called the work session to order at 5:29 p.m.

2. PLEDGE OF ALLEGIANCE

3. REVIEW OF CONSENT AGENDA ITEMS FOR THE TOWN COUNCIL REGULAR MEETING AGENDA.

No additional discussion.

4. REPORTS

- a. Report for the 1st and 2nd Quarter Performance Measures for Fiscal Year ending September 30, 2016.

Town Manager Brymer provided an overview of the Utility Fund regarding Southlake billing discrepancies of the TRA Interlocal Agreement.

Discussion ensued regarding the Franchise page income, hotel occupancy tax and budgeting to normalize those that fees are due and expected but not received by the time of the report.

- b. Report of Quarterly Financial Dashboard and Analysis as well as Capital Projects for the Quarter ended March 31, 2016.

Discussion ensued regarding changing the attendance numbers to percentages by location.

5. DISCUSSION ITEMS

- a. Presentation and discussion of proposed changes to the Westlake animal control ordinance as it relates to the registration of animals, definition updates, unlawful restraint of dogs, danger dogs and other proposed amendments to the Code of Ordinances.

Assistant Town Manager DeGan provided an overview of the proposed amendments.

Discussion ensued regarding large animal grazing and ownership percentage, leashing dogs, processing complaints, and the definition of a dangerous dog.

- b. Discussion of items to be placed on future agendas, updates on development trends and progress of past development projects.

Town Manager Brymer stated that he believes there is a strong interest in Quail Hollow.

- c. ***Standing Item:*** Update and discussion regarding the Granada Development, including items posted on the regular session agenda and the Covenants Conditions Restrictions (CCR's) and Design Standards.

Discussion ensued regarding the progression of infrastructure in Phase II, erosion control, and solid waste.

- d. **Standing Item:** Update and discussion regarding the Entrada Development, including items posted on the regular session agenda and public art.

Staff provided a presentation and overview of the proposed residential component of Entrada.

Discussion ensued regarding common trash locations, street width, parking, watering planters, highway noise, drainage, landscaping, excavation of the westbound lanes along Solana Blvd and perimeter landscaping.

6. EXECUTIVE SESSION

The Council did not convene into executive session.

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

- a. Sec. 551.071 Consultation with Attorney (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Ordinance 767
- a. Section 551.087 Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following:
 - Maguire Partners-Solana Land, L.P., related to Centurion's development known as Entrada and Granada
 - Hillwood Properties: Project Blizzard and Project Lynx
 - BRE Solana, LLC
 - Deloitte LLP
- b. Section 551.072 to deliberate the purchase, exchange, lease of value of real property regarding Town Hall offices and possible Fire Stations sites

7. RECONVENE MEETING

8. COUNCIL RECAP / STAFF DIRECTION

No additional direction provided.

9. ADJOURNMENT

Mayor Wheat adjourned the work session at 7:00 p.m.

Regular Session

1. CALL TO ORDER

Mayor called the regular session to order at 7:16 p.m.

2. ITEMS OF COMMUNITY INTEREST

Director Meyer provided an overview of the Butterfly and Arbor Day proclamations and the location established at Westlake Academy for students to create a butterfly habitat.

Council Member Rennhack stated he attended Flag at the Academy and that he was proud of the culture with the students.

3. CITIZEN COMMENTS

No one addressed the Council.

4. CONSENT AGENDA

- a. Consider approval of the minutes from the March 28, 2016, meeting.
- b. Consider approval of **Resolution 16-14**, Appointing new member to the Texas Student Housing Authority.
- c. Consider approval of **Resolution 16-15**, Appointing a new member to the Westlake Academy Foundation.
- d. Consider approval of **Resolution 16-16**, Authorizing the Town Manager to execute an agreement with Southwestern Bell Telephone Company d/b/a AT&T Texas ("AT&T"), to lease Town owned telecommunications conduit (ductbank) within the Carlyle residential development.
- e. Consider approval of **Ordinance 781**, Amending the Ordinance authorizing the issuance of the Town of Westlake, Texas, Combination Tax and Revenue Certificate of Obligation, Series 2011, and enacting other provisions related to the subject.
- f. Consider approval of **Ordinance 782**, Amending Chapter 14 "Animals" of the Code of Ordinances by deleting the current Chapter 14, Article II and adding Chapter 14 "Animals" Article II.

MOTION: Council Member Rennhack made a motion to approve the consent agenda. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

Mayor Wheat moved to item 8 listed on the regular agenda.

5. EXECUTIVE SESSION

The Council convened into executive session at 7:29 p.m.

The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

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6. RECONVENE MEETING

Mayor Wheat reconvened the meeting at 8:42 p.m.

7. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.

No action necessary.

8. **CONDUCT A PUBLIC HEARING AND CONSIDER AN ORDINANCE 783, APPROVING A PLANNED DEVELOPMENT ZONING DISTRICT (PD) SITE PLAN FOR AN APPROXIMATELY .58-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 1, PLANNING AREA 2 (PD 1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED SOUTH OF STATE HIGHWAY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD, COMMONLY KNOWN AS WESTLAKE ENTRADA. THE AREA SHOWN ON THIS PD SITE PLAN IS A PORTION OF THE ENTRADA RESIDENTIAL AREA, AND IS LOCATED NEAR THE INTERSECTION OF SOLANA BOULEVARD, GRANADA TRAIL, AND CORTES DRIVE.**

Discussion ensued regarding the conservation of water and if any green recognition available.

Mayor Wheat opened the public hearing.

Jeff Watson, 1719 Wisteria Way, spoke regarding the types of garages proposed for the residences.

Mayor Wheat closed the public hearing.

MOTION: Council Member Rennhack made a motion to approve **Ordinance 783**. Council Member Barrett seconded the motion. The motion carried by a vote of 4-0.

9. **FUTURE AGENDA ITEMS**

No future agenda items.

10. ADJOURNMENT

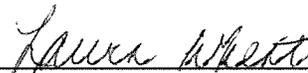
There being no further business before the Council, Mayor Wheat asked for a motion to adjourn the meeting.

MOTION: Council Member Langdon made a motion to adjourn the meeting. Council Member Belvedere seconded the motion. The motion carried by a vote of 4-0.

Mayor Wheat adjourned the meeting at 8:42 p.m.

APPROVED BY THE TOWN COUNCIL ON MAY 23, 2016.

ATTEST:



Laura Wheat, Mayor



Kelly Edwards, Town Secretary