



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

**October 24, 2016**

**PRESENT:** Mayor Laura Wheat, Council Members: Alesa Belvedere, Carol Langdon, Rick Rennhack and Wayne Stoltenberg

**ABSENT:** Michael Barrett

**OTHERS PRESENT:** Town Manager Thomas Brymer, Town Secretary Kelly Edwards, Town Attorney Stan Lowry, Assistant Town Manager Amanda DeGan, Director of Public Works Jarrod Greenwood, Finance Director Debbie Piper, Fire Chief Richard Whitten, Director of Communications Ginger Awtry, Director of Information Technology Jason Power, Director of Planning & Development Ron Ruthven, Chief Building Official Eddie Edwards, Director of Parks & Recreation Troy Meyer.

**Work Session**

**1. CALL TO ORDER**

Mayor Wheat called the work session to order at 5:08 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Wheat led the Pledge of Allegiance to the United States and Texas flags.

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

No additional discussion.

#### 4. DISCUSSION ITEMS

- a. Presentation and Discussion of 2017 DirectionFinders Citizen Survey Instrument for Municipal Services.

Assistant Town Manager DeGan provided an overview of the proposed survey document.

Discussion ensued regarding asking residents about additional services that the Town is not providing and how to pay for those services, a new software program for additional survey questions in-between the bi-annual survey, other citizen engagement tools including a road construction update in the cover letter of the survey, adding questions regarding following of the Town on Facebook or Twitter, moving the tree lighting event to another location, and the number of copies mailed per household.

- b. Review and discussion of the proposed 2017 Meeting Schedule of the Town Council and Board of Trustees.

Town Secretary Edwards provided an overview of the proposed calendar.

- c. Presentation and discussion of certificates of obligation for the Westlake Fire-EMS Station and the refunding of existing 2007 bonds.

Director Piper, Mr. Tom Lawrence, and Director Meyer provided an overview of the process to date, cost of the project and next steps.

Discussion ensued regarding the cost per square foot, multiple methods used to calculate the total cost per square foot, cost comparison of other fire stations, cost of the Emergency Operations Center (EOC) room, educating the public regarding the costs (slab/ECO/etc.), cost of the building exterior and site work, signage for future home of Fire and EMS, and tax exempt obligations per year.

- d. **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.

Director Greenwood provided an update regarding ductbank construction, proposed enhancements to the entry, installation of a separate construction entrance, landscaping enhancements, and continuing to managing erosion control.

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

Director Greenwood stated that CVS plans to open on October 31, 2016 and they are satisfying all Life Safety Issues.

Discussion ensued regarding CVS lighting color and the brightness, non-safety lighting, uniform lighting throughout the development, hard hat tours for residents, new construction within the development, additional commercial spaces within the CVS pad site, residential site plans, and construction on Solana Boulevard.

## 5. EXECUTIVE SESSION

The Council convened into executive session at 6:20 p.m.

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
- b. Sec. 551.071 Consultation with Attorney (1) when the governmental body seeks the advice of its attorney about: Contract dispute regarding sanitary sewer connections.
- c. 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
  - Project Lynx
  - Quail Hollow
  - CS Kinross Lake Parkway, a Delaware limited liability company, its affiliate Charles Schwab & Co., Inc.
- d. Section 551.072 to deliberate the purchase, exchange, lease or value of real property regarding Town Hall offices, Fire Station site and Town owned property
- e. Section 551.074(a)(1): Deliberation Regarding Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, of a public officer or employee: Town Manager

## **6. RECONVENE MEETING**

Mayor Wheat reconvened the meeting at 8:28 p.m.

## **7. COUNCIL RECAP / STAFF DIRECTION**

Review survey questions as discussed.

Add language to the work session to discuss current construction projects.

## **8. ADJOURNMENT**

Mayor Wheat adjourned the work session at 8:28 p.m.

## **Regular Session**

### **1. CALL TO ORDER**

Mayor Wheat called the regular session to order at 8:28 p.m.

### **2. ITEMS OF COMMUNITY INTEREST**

Director Awtry provided an update regarding upcoming events and Director Greenwood provided an overview of the Car Show.

### **3. CITIZEN COMMENTS**

No one addressed the Council.

### **4. CONSENT AGENDA**

- a. Consider approval of the minutes from the September 19, 2016, meeting.
- b. Consider approval of **Resolution 16-33**, Appointing a new member to the Historical Preservation Society.

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

**5. DISCUSSION AND CONSIDERATION OF RESOLUTION 16-34, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**

Director Piper and Mr. Tom Lawrence asked for additional questions.

Discussion ensued regarding the notice requirements and a resident's comments were read aloud. Mr. Lawrence provided an additional explanation regarding the process of issuing Certificates of Obligation.

**MOTION:** Council Member Rennhack made a motion to approve **Resolution 16-34**. Council Member Belvedere seconded the motion. The motion carried by a vote of 4-0.

**6. DISCUSSION AND CONSIDERATION OF ORDINANCE 800, REGARDING MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "TOWN OF WESTLAKE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017", INCLUDING THE ADOPTION OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF SUCH BONDS AND ESTABLISHING PROCEDURES AND DELEGATING AUTHORITY FOR THE SALE AND DELIVERY OF SUCH BONDS.**

Mr. Tom Lawrence provided an overview of item, refunding process, savings and rates.

**MOTION:** Council Member Rennhack made a motion to approve **Ordinance 800**. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

**7. DISCUSSION AND CONSIDERATION OF AN ORDINANCE 801, PURSUANT TO SECTION 82-3(c)(3) OF THE UNIFIED DEVELOPMENT CODE CREATING AN EXCEPTION TO THE REQUIREMENT FOR REPLATTING FOR THE CONVEYANCE OF 5.03 ACRES OF LAND TO THE TOWN OF WESTLAKE FROM FMR TEXAS I, LLC FROM LOT 1, FIDELITY INVESTMENTS ADDITION, PHASE 1, AN ADDITION TO THE TOWN OF WESTLAKE, AS RECORDED IN CABINET A, SLIDE 11041, PLAT RECORDS, TARRANT COUNTY, TEXAS, ("LOT 1") AND VERIFICATION THAT THE REMAINDER OF SAID LOT 1 SHALL IN ALL RESPECTS HEREAFTER CONTINUE TO BE TREATED AS A PLATTED LOT.**

Attorney Lowry provided an overview of the item requested by FMR Texas.

**MOTION:** Council Member Stoltenberg made a motion to approve **Ordinance 801**. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

## **8. EXECUTIVE SESSION**

The Council convened into executive session at 8:48 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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## **9. RECONVENE MEETING**

Mayor Wheat reconvened the meeting at 9:47 p.m.

**10. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.**

**MOTION:** Council Member Rennhack made a motion to approve **Resolution 16-35**, Approving a Developer and Economic Development Agreement with Quail Hollow Development II, LLC. Council Member Belvedere seconded the motion. The motion carried by a vote of 4-0.

**11. FUTURE AGENDA ITEMS**

No future agenda items.

**12. ADJOURNMENT**

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

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

Mayor Wheat adjourned the meeting at 9:47 p.m.

**APPROVED BY THE TOWN COUNCIL ON NOVEMBER 14, 2016.**

ATTEST:

  
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Laura Wheat, Mayor

  
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Kelly Edwards, Town Secretary