



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

November 16, 2015

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 Cathy Cunningham, Assistant Town Manager Amanda DeGan, Fire Chief Richard Whitten, Director of Public Works Jarrod Greenwood, Finance Director Debbie Piper, Planning and Development Director Eddie Edwards, Director of Human Resources & Administrative Services Todd Wood, Director of Facilities and Parks & Recreation Troy Meyer and Intern Joel Enders.

Work Session

1. CALL TO ORDER

Mayor Wheat called the work session to order at 6:58 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 NOVEMBER 16, 2015, TOWN COUNCIL REGULAR MEETING AGENDA.

No additional discussion.

4. DISCUSSION ITEMS

- a. Presentation and discussion regarding the Utility Rate Study.

Director Greenwood provided a presentation an overview of the Rate Study conducted by Mrs. Carolyn Marshall.

Discussion ensued regarding sewer rates, percentage of residential sewer relative to residential rates, using the winter quarter averaging, using a separate meter for an irrigation system, amending the policy requiring an irrigation meter, water usage by neighborhood, how to make a meaningful difference to reduce usage, how Trinity River Authority (TRA) calculates Westlake's sewer charges, communication to residents and installing additional SMART meters.

- b. Review and discussion of proposed Allied Waste contract extension.

Director Greenwood introduced Mrs. Jeri Hall, Allied Waste/Republic and provided a presentation and overview of the contract extension and proposed increase.

Discussion ensued regarding commodity prices, cost of labor, fuel prices, disposal costs, and annual Consumer Price Index contracts.

- c. Review and discussion of the proposed 2016 Meeting Calendar.

Town Secretary Edwards provided an overview of the proposed calendar.

- d. **Standing Item:** Update and discussion regarding the Granada Development.

Director Greenwood stated the Developer has requested a final walk through of the subdivision but there are several outstanding items.

Discussion ensued regarding the delay of materials, fountain issues, erosion control, landscaping grass mix, and the connection along Dove Road to the south of Granada.

- e. **Standing Item:** Update and discussion regarding the Entrada Development.

Town Manager Brymer stated that staff is waiting for comments from the developer regarding the final plat. He also mentioned that the Town still needs the Development Agreement, a resolution to the sanitary sewer connection, Design Guidelines, and Master Landscaping, Paving, and Lighting plans.

Discussion ensued regarding future agenda items and public art opportunities.

5. 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. 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). Maguire Partners-Solana Land, L.P., related to Centurion's development known as Entrada and Granada
- b. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property regarding possible fire station sites

6. RECONVENE MEETING

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

8. COUNCIL RECAP / STAFF DIRECTION

Prepare information for residents regarding the proposed water rates, conservation and how to impact recycling efforts.

Placing an item on a future agenda: discussion regarding public art opportunities and appointing members to the Public Art Society.

9. ADJOURNMENT

Mayor Wheat adjourned the work session at 8:19 p.m.

Regular Session

1. CALL TO ORDER

Mayor called the regular session to order at 8:20 p.m.

2. ITEMS OF COMMUNITY INTEREST

Council Member Langdon announced that the Foundation has selected March 5, 2016, for Gallery Night and is currently seeking sponsors.

3. CITIZEN COMMENTS

No one addressed the Council.

4. CONSENT AGENDA

- a. Consider approval of the minutes from the October 20, 2015, meeting.
- b. Consider approval of **Resolution 15-32**, 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 Granada residential development.
- c. Consider approval of **Resolution 15-33**, Renewing Blue Cross/Blue Shield as the Town's Health insurance carrier and MetLife as the Town's dental insurance carrier for 2016.

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.

Pursuant to LCG 211.007(b) The Town Council may not take action on items 5 and 6 of the agenda until the Planning and Zoning Commission makes a final recommendation. The Planning and Zoning Commission continued these items on November 9, 2015, to the December 1, 2015, meeting.

5. CONDUCT A PUBLIC HEARING AND CONSIDERATION REGARDING A ZONING CHANGE AMENDING THE PD 1-2 ZONING DISTRICT REGULATIONS FOR THE DEVELOPMENT KNOWN AS ENTRADA LOCATED AT HWY 114 AND FM 1938/DAVIS BLVD.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat asked for a motion to continue the public hearing until December 14, 2015.

MOTION: Council Member Stoltenberg made a motion to continue the public hearing until December 14, 2015. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

6. CONDUCT A PUBLIC HEARING AND CONSIDERATION REGARDING AN APPLICATION FOR A PD SITE PLAN FOR A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N (CVS LOT ON THE SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE PRELIMINARY PLAT.

Mayor Wheat opened the public hearing.

No one addressed the Council.

Mayor Wheat asked for a motion to continue the public hearing until December 14, 2015.

MOTION: Council Member Belvedere made a motion to continue the public hearing until December 14, 2015. Council Member Langdon seconded the motion. The motion carried by a vote of 4-0.

7. CONDUCT A PUBLIC HEARING CONSIDERATION REGARDING AN APPLICATION FOR APPROVAL OF A FINAL PLAT OF A PORTION OF THE PD 1-2 PLANNING AREA, SHOWN AS AREA N (SOUTHWEST CORNER OF THE ENTRADA DEVELOPMENT) ON THE PRELIMINARY PLAT.

Mayor Wheat stated that the applicant had withdrawn their application.

The Council took no action on this item.

8. EXECUTIVE SESSION

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9. RECONVENE MEETING

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

11. FUTURE AGENDA ITEMS

No future agenda items presented for discussion.

12. ADJOURNMENT

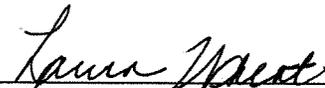
There being no further business before the Council, Mayor Wheat asked for a motion to adjourn the meeting.

MOTION: Council Member Rennhack 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 8:21 p.m.

APPROVED BY THE TOWN COUNCIL ON DECEMBER 14, 2015.

ATTEST:



Laura Wheat, Mayor



Kelly Edwards, Town Secretary