

**MINUTES OF THE REGULAR MEETING OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, CITY COUNCIL HELD ON APRIL 17, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBERS, 2600 ROOSEVELT DRIVE, DALWORTHINGTON GARDENS, TEXAS.**

*While the order of some agenda items may have been changed, the following represents all items discussed and acted upon by the City Council.*

**WORK SESSION AND/OR EXECUTIVE SESSION**

**1. CALL TO ORDER**

Mayor Bianco called the meeting to order at 6:30 p.m. with the following present:

**Members Present**

Laura Bianco, Mayor  
John King, Alderman, Place 1  
Steve Lafferty, Alderman, Place 2  
Cathy Stein, Alderman, Place 3  
Ed Motley, Mayor Pro Tem; Alderman, Place 4  
Paul Sweitzer, Alderman, Place 5

**Staff Present:**

Will Fike, Assistant Chief  
Sandra Ma, City Secretary/Court Administrator  
Pam Dwyer, Finance Supervisor

**2. WORK SESSION**

**a. Work Session on listed agenda items, if time permits.**

The following items were discussed.

- 4. Items of Community Interest
- 7a. DPS/City Administrator Report
- 7b. Finance Report
- 8a. Ordinance No. 2025-06 allowable time for placement of residential waste containers for pick-up
- 8b. Consent Agenda b – Resolution No. 2025-05 to adopt the investment policy with amended language to Section 4. Delegation of Authority pertaining to investment officers.
- 8c. Ratification of invoice over \$5,000.00 for a storm drain repair on Corzine in the amount of \$22,460.00
- 9a. Ordinance No. 2025-05 Commercial properties requiring cross lot access when our exiting ordinance regarding driveway separations cannot be met.
- 9b. Preliminary Plat 3815 Kelly Perkins
- 9c. Final Plat 3815 Kelly Perkins
- 9d. FY 25/26 Budget Calendar

**REGULAR SESSION**

**1. CALL TO ORDER**

Mayor Bianco called the meeting to order at 7:03 p.m. with the following present:

**Members Present**

Laura Bianco, Mayor  
John King, Alderman, Place 1  
Steve Lafferty, Alderman, Place 2

Cathy Stein, Alderman, Place 3  
Ed Motley, Mayor Pro Tem; Alderman, Place 4  
Paul Sweitzer, Alderman, Place 5

**Staff Present:**

Will Fike, Assistant Chief  
Sandra Ma, City Secretary/Court Administrator  
Pam Dwyer, Finance Supervisor

**2. INVOCATION, AND PLEDGES OF ALLEGIANCE**

Mayor Bianco gave invocation. Pledges were said.

**3. PRESENTATIONS AND PROCLAMATIONS**

None.

**4. ITEMS OF COMMUNITY INTEREST**

The following items were presented.

**DWG's Farmers Market 10-2 p.m. at ACA**

- a. Annual Plant Swamp, Saturday, April 26, 2025 from 10-12 p.m. at the Gazebo
- b. Park Work Day, Saturday, May 10, 2025 from 9-12 p.m.
- c. Preston Nguyen pop up dinner, Greens Produce, April 27, 2025 from 5:30 – 8:00 p.m.
- d. Salvation Army Stock the Pantries, Greens Produce, Saturday, May 10, 2025 from 10-2 p.m.

**5. CITIZEN COMMENTS**

**Citizens who wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and City Council members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None.

**6. MAYOR AND COUNCIL COMMENTS**

Cathy Stein: None

Paul Sweitzer: None

Steve Lafferty: none

John King: It is a holiday weekend. If you are traveling be safe and enjoy the time with your family.

Ed Motley: Said same thing to the comment above. Thanked Pam Dwyer for putting the financial portion of the packet together.

Mayor Bianco: Happy Easter to everyone. She thanked the Park Board for leaving the decorations up at City Hall from their Easter event. She asked Pam Miller to send her a text message of the park board members so she could thank them. She also thanked Pam Dwyer for her work and said she has done an outstanding job with no complaints or bad attitudes, and people are laughing again.

**7. DEPARTMENTAL REPORTS**

*Informational reports only; no action to be taken.*

- a. **Director of Public Safety/City Administrator Report**
- b. **Financial Reports**

Departmental Reports were presented.

## **8. CONSENT AGENDA**

*All consent items are considered to be routine and will be enacted by one motion and vote.*

- a. **Approval of Ordinance No. 2025-06 allowable time for placement of residential waste containers for pickup.**
- b. **Approval of Resolution 2025-05 to adopt the investment policy with amended language to Section 4. Delegation of Authority pertaining to investment officers.**
- c. **Ratification of invoice over \$5,000.00 for a storm drain repair on Corzine in the amount of \$22,460.00**
- d. **Approval of February 20, 2025 Minutes**
- e. **Approval of March 20, 2025 Minutes**

Mayor Bianco pulled items 8a and 8b from the consent agenda for further discussion.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer to approve consent items 8c, 8d, and 8e.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

After further discussion on item 8a, a motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Steve Lafferty to approve the ordinance with the addition to item section 13.03.006, item 4, to add language to say the item does not apply to yard waste.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

After further discussion on item 8b, a motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member John King to approve the resolution except for Section 4, the language was amended to add the word “prior” before notification (with prior notification of the designee to the city council).

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

## **9. REGULAR AGENDA**

- a. **Discussion and possible action to approve Ordinance No. 2025-05 for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met**
  - i. **Conduct a public hearing**
  - ii. **Discussion and action**

Background Information:

P&Z meet on April 3, 2025 and worked with the City Attorney to make changes to the Ordinance.

Staff is bringing a final copy for council to review. Ordinance 2025-05

Background Information:

During the discussion of the concept plan along Bowen Road at the November regular city council meeting, driveway separation and safety along the Bowen Road corridor was discussed. The city attorney said that neither the city's current ordinance regarding driveway separation nor the planned development process was sufficient to require cross lot access to ensure that driveway spacing on adjacent commercial lots meets the ordinance. She said a cross lot access ordinance would need to be added to ensure driveway separations could be enforced on certain lot configurations.

At the January 16, 2025 council meeting, Council directed Planning and Zoning Commission to investigate and make recommendations on adding an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

However, any submissions submitted prior to an ordinance change will not be effected.

The following study information is provided for your reference to help investigate this.

Chapter 8 of the comprehensive plan begins with the following. "Implementation Strategies" Implementation measure will be critical to the success of the Dalworthington Gardens Comprehensive Plan. There are many methods and tools that may be used to implement a plan. Some of these include, but may not be limited to, the following:

- Planned Development Site Plan Procedures;
- Urban Design Standards;
- Ordinance Revisions;
- Official Maps; and
- The Planning Program.

Our comprehensive plan is a guideline, but does not have the power of ordinance. If the comprehensive plan with regards to cross lot access is going to be enforced, this would need to be codified. (See pages 23-27 of the comprehensive plan where the concept of increasing commercial driveway spacing with increased speed limits to ensure safe commercial development can be found.)

Staff noticed that \* Minimum distance from drive to intersection on Arterial for commercial is listed as 1880 feet.

After review from Kimley Horn, City Engineer the correct distance is 180 feet.

Mayor Bianco opened a public hearing at 7:15 pm.

With no one desiring to speak Mayor Bianco closed the public hearing at 7:16 p.m.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer to approve Ordinance 2025-05 with language inserted in the appropriate place to require a 20 feet setback from the property line.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

**b. Discussion and possible action on an application for preliminary plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.01 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the**

**City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.**

- i. Conduct a public hearing**
- ii. Discussion and possible action**

**Background Information:**

The applicant in writing requested for this topic to be continued to the next council meeting scheduled May 15, 2025 to gather more information for the engineer to review.

On April 3, 2025 P&Z met and continued this topic to the following P&Z meeting May 1, 2025 at 6:00 p.m.

Mayor Bianco opened a public hearing at 7:17 pm.

Mayor Bianco continued this topic to the next council meeting scheduled May 15, 2025 at 7:00 p.m.

**c. Discussion and possible action on an application for a final plat submitted by Aldriedge building Corp for Lot 19, Block A, 1.001 acres of land located in the Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.**

- i. Conduct a public hearing**
- ii. Discussion and possible action**

**Background Information:**

The applicant in writing requested for this topic to be continued to the next council meeting scheduled May 15, 2025 to gather more information for the engineer to review.

On April 3, 2025 P&Z met and continued this topic to the following P&Z meeting May 1, 2025 at 6:00 p.m.

Mayor Bianco opened a public hearing at 7:17 pm.

Mayor Bianco continued this topic to the next council meeting scheduled May 15, 2025 at 7:00 p.m.

**d. Discussion of the FY 2025-2026 Budget Calendar**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Paul Sweitzer for staff to schedule the following meetings. May 14, 2025 at 6:00 p.m. Midyear budget review, Wednesday, July 9, 2025 at 6:00 p.m. 1<sup>st</sup> budget workshop, Thursday August 7, 2025 at 6:00 p.m. 2<sup>nd</sup> budget workshop, and Thursday July 31, 2025 Park and Recreation Facilities Development Corporation meeting.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

**e. Discussion and possible action on entering into a public works consulting agreement with Kyle Sugg.**

**Background Information:**

The agreement is needed to ensure public works meets all deadlines and requirements by but not limited to TCEQ. The agreement will help streamline reporting, train staff, and ensure everything gets filed on time.

A motion was made by Council Member John King and seconded by Council Member Paul Sweitzer to approve the agreement with Kyle Sugg.

Council Member Cathy Stein added to the motion to amend city manager to city administrator on packet page 103

number 9 at the very end of the sentence. The amendment was accepted by Council Members King and Sweitzer.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

**f. Discussion and possible action regarding the fee structure for the City of Dalworthington Gardens water customer utilizing Pantego's sewer system.**

**Background Information:**

There are 5 commercial addresses on the north side of W. Pioneer that are on DWG's water system, but uses Pantego's sewer system. The sewer rate in Pantego is different than DWG's rate. They also have an infrastructure rate that DWG does not have.

A motion was made Mayor Pro Tem Ed Motley and seconded by Council Member Steve Lafferty to approve Resolution 2025-08 regarding fee structure.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer

Nays: None

**g. Discussion and possible action regarding amendments to the FY 2024-2025 budget in amounts not to exceed \$10,000.00.**

No action taken

**Mayor Bianco recused herself for the next item to be heard due to a conflict. Mayor Pro Tem Ed Motley led the following agenda item.**

**h. Discussion and possible action for Mayor Bianco to purchase old/used city seal.**

**Background Information:**

During the remodeling of the old court room, the city seal was removed from the wall. We are not planning on using this seal in the remodel. This seal should not be used by the general public as it is the city seal. The seal is set to be scrapped at an average rate of \$1.90 per pound as bronze. The seal weight is approx. 58 pounds. Mayor is requesting to purchase the seal from the city of Dalworthington Gardens for the same cost as the scrapping cost of \$110.20.

**NOTE:** At the time this report was generated, the price for bronze is \$1.60 to \$2.20 a per pound, prices may fluctuate with the market.

A motion was made by Council Member Cathy Stein and seconded by Council Member John King approve the sale of the seal to the Mayor at the average cost calculated at \$1.90 per pound that the city would otherwise would receive for scrapping the item.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Stein, and Sweitzer

Nays: None

**Mayor Bianco rejoined the meeting and resumed her role.**

**10. TABLED ITEMS**

None

**11. FUTURE AGENDA ITEMS**

None.

**12. ADJOURN**

The meeting was adjourned at 7:26 p.m.