

MINUTES OF THE CITY COUNCIL WORK SESSION HELD JULY 20, 2023. The City Council of the City of Crowley, Texas met in Work Session on Thursday, July 20, 2023, at 6:30 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Mayor Pro-Tem Johnny Shotwell, City Council Place 1
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Jim Hirth, City Council Place 4
Vacant, City Council Place 5

City staff included: City Manager Robert Loftin
Deputy City Mngr/Finance Director, Lori Watson
Asst City Mngr/EDC Director, Jack Thompson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Director of Projects & Utilities, Matt Elgin
Planning and Comm Dev Director, Rachel Roberts
Community Services Director, Cristina Winner
HR Administrator, Lisa Hansen

Absent: Council Member Scott Gilbreath, City Council Place 6

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Work Session to order at 6:43 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

DISCUSSION OF NON-ACTION ITEMS

1. Discuss need to increase water demand from the City of Fort Worth and the need for a third entry point.

Utilities Director Matt Elgin approached council to discuss the need to plan for additional water demand as the City continues to grow at such a rapid pace. He explained that Crowley, Burleson and Bethesda Water District have been discussing the need to increase water supply and expand the current system provided for by the City of Fort Worth. The City of FW authorized their water department the ability to discuss and execute an amendment for the expansion of the system which would provide the additional supply of water needed to Crowley, Burleson, and Bethesda. Staff discussed the funding issue with finance who recommended the preliminary engineering services could be taken from the 2016 CO Bond. The City would be responsible for participating in the construction costs necessary to provide this third entry point and additional water supply. The total project is estimated to cost about \$57 million with and Crowley's participation would be roughly \$13.9 million, but those costs are just preliminary estimates. Staff is requesting council's guidance; if council agrees that that staff should continue negotiations on this expansion project, we will bring back an engineering services contract for your review and approval.

Council agreed to they would like the Utilities Department to continue discussion with the City of Fort Worth.

ADJOURNMENT

Due to the substantial number of agenda items and limited amount of time left, the Mayor announced there would be no need to discuss the rest of the items on the agenda, and the work session was adjourned at 6:50 p.m.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD JULY 20, 2023. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, July 20, 2023, at 7:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Mayor Pro-Tem Johnny Shotwell, City Council Place 1
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Jim Hirth, City Council Place 4
Vacant, City Council Place 5

City staff included: City Manager Robert Loftin
Deputy City Mngr/Finance Director, Lori Watson
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Public Works Director, Mike Rocamontes
Director of Projects & Utilities, Matt Elgin
Planning and Comm Dev Director, Rachel Roberts
Community Services Director, Cristina Winner
HR Administrator, Lisa Hansen

Absent: Council Member Scott Gilbreath, City Council Place 6

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Regular Session to order at 7:00 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Council Member Jesse Johnson followed by the Pledge of Allegiance to the American and Texas Flags.

PRESENTATIONS/PROCLAMATIONS

1. None

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. **Discuss and consider approving the minutes from the regular meeting held June 15, 2023.**

Council Member Jim Hirth made the motion to approve the Consent Agenda item(s), second by Council Member Jerry Beck; council voted unanimously to approve the motion as presented. Motion carried 5-0.

PUBLIC HEARING

1. **Hold a public hearing to discuss and consider approval of Ordinance # 07-2023-491, approving a zoning change from "R-3" Single Family Residential district to "R-2" Single Family Residential district for property located at 405 Bryan Dr, legal description of Quail Creek Addition-Crowley Block 16 Lot 3. Case # ZR-2023-001**

Mayor Davis opened the Public Hearing at 7:05 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:06 p.m.

Council Member Jim Hirth made the motion to approve Ordinance 07-2023-491; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

2. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-492 approving a zoning change from “R-2” Single Family Residential district to “R-3” Single Family Residential district for property located at 109 Midway Dr, legal description of Sylvester S Reynolds Survey Abstract 1316 Tract 3G. Case # ZR-2023-002**

Mayor Davis opened the Public Hearing at 7:06 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:07 p.m.

Council Member Jesse Johnson made the motion to approve Ordinance 07-2023-492; second by Council Member, Jim Hirth council voted unanimously to approve the motion as presented. Motion carried 5-0.

3. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-493 approving a zoning change to “DT-G” Downtown General district for property located at 201 & 209 N Beverly, legal description of Sylvester S Reynolds Survey Abstract 1316 Tracts 10 & 10D (First Presbyterian Church). Case # ZR-2023-003**

Mayor Davis opened the Public Hearing at 7:07 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:07 p.m.

Council Member Jim Hirth made the motion to approve Ordinance 07-2023-493; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 5-0.

4. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-494 approving a zoning change to “MR” Mixed Residential district for property located at 301 N Beverly, legal description of Sylvester S Reynolds Survey Abstract 1316 Tract 1A. Case # ZR-2023-004.**

Mayor Davis opened the Public Hearing at 7:08 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:08 p.m.

Council Member Jerry Beck made the motion to approve Ordinance 07-2023-494; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

5. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-495 approving a zoning change to “R-3” Single Family Residential district for property located at 2001 E Main St, Crowley, legal description of First Church of the Nazarene Block 1 Lot 1 (First Church of the Nazarene property). Case # ZR-2023-005**

Mayor Davis opened the Public Hearing at 7:09 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:09 p.m.

Council Member Jim Hirth made the motion to approve Ordinance 07-2023-495; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

6. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-496 approving a zoning change to “GC” General Commercial district for property located at 860 W Rendon Crowley Rd, legal description of John Steele Survey Abstract 1381 Tract 2C02. Case # ZR-2023-006**

Mayor Davis opened the Public Hearing at 7:09 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:10 p.m.

Council Member Jim Hirth made the motion to approve Ordinance 07-2023-496; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

7. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-497 approving a zoning change from “R-2” Single Family Residential district to “GC” General Commercial district for property located at 720 S Hampton Rd, legal description of A B Fryear Survey Abstract 535 Tract 1E. Case # ZR-2023-007**

Mayor Davis opened the Public Hearing at 7:10 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:10 p.m.

Council Member Jesse Johnson made the motion to approve Ordinance 07-2023-497; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

8. **Hold a public hearing to discuss and consider Ordinance No. 07-2023-498 approving a zoning change from “GC” General Commercial district and “PD” Planned Development District to “GC” General Commercial district for a portion of the property located at the northeast corner of FM 1187 and Bus. FM 1187 (McCart), legal description of Mathew H Toler Survey Abstract 1547 Tract 1E1. Case # ZR-2023-008**

Mayor Davis opened the Public Hearing at 7:11 p.m. and asked if there was anyone wishing to speak. As there were no speakers, the Mayor closed the public hearing at 7:11 p.m.

Council Member Jerry Beck made the motion to approve Ordinance 07-2023-498; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 5-0.

9. **Hold a public hearing to discuss and consider approval of Ordinance 07-2023-499 amending the planned development district amendment for Canoe Way planned development district, as requested by W Land Development, on an approximately 30.071 acre tract located at 970 S Hampton and 961, 1000, 1003, and 1011 W FM 1187, being two tracts of land located in the D. A. Kerr Survey Abstract 911 and the T. W. Toler Survey Abstract 1541, being those tracts described in a deed to Transcontinental Realty Investors, Inc., recorded in County Clerk's Filing Number D206224373, County Records, Tarrant County, Texas. ZCA-2023-004. None.**

Mayor Davis opened the Public Hearing at 7:11 p.m. and asked if there was anyone wishing to speak.

Community Development Director Rachel Roberts explained that the PD regulations require a minimum sq ft of 1,200 sq ft which is supposed to be on the 2nd and 3rd floors. This was intended for multifamily housing. In this development, which are townhomes, there will be floor plans that will include living space on the first floor and the developer is requesting to amend the PD to account for this. The townhomes will still have 1,200 sq ft of minimum living space.

As there were no other speakers, the Mayor closed the public hearing at 7:15 p.m.

Council Member Jim Hirth made the motion to approve Ordinance 07-2023-499; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

CITY BUSINESS

1. **Discuss and consider approving Resolution R07-2023-388, a resolution approving a variance for an Alcoholic Beverage Permit Application submitted by Muzze & Co, for the business located at 122 S Tarrant St, known as Bread and Butter and; authorizing the City Secretary to certify the TABC permit application.**

Council Member Jim Hirth made the motion to approve Resolution R07-2023-388, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

2. **Discuss and consider approving Ordinance 10-2022-474, granting to ATMOS Energy Corporation, its successors and assigns, a franchise to construct maintain, and operate pipelines and equipment in the City of Crowley, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes; providing for payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; providing for an effective date, a term of said Franchise; and providing for the repeal of all previous Franchise Ordinances.**

Council Member Jim Hirth made the motion to approve Ordinance 10-2022-474; second by Council Member Johnny Shotwell, council voted unanimously to approve the motion as presented. Motion carried 5-0.

3. **Discuss and consider approval of Resolution R07-2023-391, amending the gas well permit for a pad site located at FM 1187 and Canoe Way and operated by Total, to change the driveway location from FM 1187 to Canoe Way.**

Council Member Jim Hirth made the motion to approve Resolution R07-2023-391; second by Council Member Johnny Shotwell, council voted unanimously to approve the motion as presented. Motion carried 5-0.

4. **Discuss and consider approving Ordinance 07-2023-490, amending Chapter 18 "Businesses", repealing Article V. "Door-to-Door Selling", and the provisions in Division 1 "Generally" and Division 2 "License" by replacing with a new Article V. Solicitation, Canvassing, and Handbill Distribution" in its entirety and establishing an effective date.**

Council Member Jesse Johnson made the motion to approve Ordinance 07-2023-490; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

5. **Discuss and consider approval of the Developer Agreement for Hunter's Ridge Phase2 with Bloomfield Homes.**

Council Member Jim Hirth made the motion to approve the Developer's Agreement for Hunter's Ridge Phase 2 with Bloomfield Homes, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

6. **Discuss and consider adoption of Ordinance 07-2023-488 an ordinance of the City Council of the City of Crowley, Texas, Ordering a Special Election to fill a vacancy to be held on September 23, 2023 for the purpose of electing a council member to Place 5 for the unexpired term ending May 2026; appointing an election judge and alternate judge, designating location of polling place; providing for dates; prescribing the hours; providing for an early voting ballot board; providing for the posting and publication of notice; and providing an effective date and authorize the Mayor to execute the Notice of Election.**

Council Member Jesse Johnson made the motion to approve Ordinance 07-2023-488; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

7. **Discuss and approve the first reading of Resolution R07-2023-390, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development**

Corporation's to expend funds for Project No 2023-10, Purchase of Main Street Property, to promote, develop and expand business development; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date.

Council Member Jesse Johnson made the motion to approve the first reading of Resolution R07-2023-390, second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

8. **Discuss and consider approving an amendment to the City of Fort Worth Interlocal Agreement for participation in the Environmental Collection Center Household Hazardous Waste Program for a rate increase per household visit; and consider adoption of Ordinance 07-2023-489, an Ordinance of the City Council of the City of Crowley, Texas, amending Appendix A, Schedule of Rates, Fees, and Charges of the Code of Ordinances by adding a new section (19.1) Household Hazardous Waste Voucher; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication; and providing an effective date.**

Council Member Jim Hirth made the motion to approve an amendment to the City of Fort Worth Interlocal Agreement for participation in the Environmental Collection Center Household Hazardous Waste Program, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

9. **Discuss and consider adoption of Resolution R07-2023-389, a resolution of the City of Crowley, Texas, finding that Oncor Electric Delivery Company LLC's application to amend its distribution cost recovery factor and update generation riders to increase distribution rates within the city should be denied; authorizing participation with the Steering Committee of Cities served by ONCOR; authorizing hiring of legal counsel; and finding that the city's reasonable rate case expenses shall be reimbursed by the company.**

Council Member Jesse Johnson made the motion to approve Resolution R07-2023-389; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

10. **Discuss and consider Budget Amendment #3 for FY 2022-2023 Crime Control and Prevention District, and consider and approve the purchase of equipment and materials in the amount of \$282,786.00.**

Council Member Jim Hirth made the motion to approve Amendment #3 for FY 2022-23 Crime Control and Prevention District and to approve the purchase of equipment and materials in the amount of \$282,786.00, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

11. **Discuss and consider approving FY 2022-2023 Economic Development Corporation Budget Amendment #1 for purchase of equipment and materials in the amount of \$210,800.00; and Budget Amendment #2 for the property purchase of Project 2023-10 for \$1,030,000.00; and Budget Amendment #3 for economic incentive in the amount of \$60,000.00.**

Council Member Jesse Johnson made the motion to approve the FY 2022-23 EDC Budget Amendment #1 in the amount of \$210,800.00, Amendment #2 in the amount of \$1,030,000.00, and Amendment #3 in the amount of \$60,000.00, second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 5-0.

- 12. Discuss and consider approving an agreement with Magee Architects to carry out a design study and provide deliverables for the remodel of the old Fire Station #1 into additional office space.**

Council Member Jim Hirth made the motion to approve the agreement with Magee Architects for the design study services and provide deliverables for the remodel of the old Fire Station; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

- 13. Discuss and consider approval of Resolution R07-2023-392, authorizing the city manager to sign a release of easement for a 13,509 square foot access easement abutting Archbury Rd on a tract of land situated within the J. Steele Survey, Abstract Number 1381, City of Crowley, Tarrant County, Texas, located and recorded in instrument number D216180828, Deed Records, Tarrant County.**

Council Member Jim Hirth made the motion to approve Resolution R07-2023-392; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 5-0.

ADVISORY BOARDS AND COMMISSIONS

Reports/appointments or reappointments.

1. Reports:
None
2. Appointments/Reappointments:
None.

PUBLIC COMMENT

Mayor Davis asked if there were any citizens or visitors wishing to speak.

Mr David Burnett from the Masonic Lodge came forward and donated funds raised to support the public safety department. He thanked both the Fire Department and Police Departments for all that they do.

ITEMS OF COMMUNITY INTEREST

Mayor Davis then asked if there were any community interest items.

As there was no further business, Mayor Billy Davis adjourned the meeting at 8:01 p.m.

ATTEST:


Billy Davis, Mayor


Carol C. Konhauser, City Secretary