

MINUTES OF THE REGULAR MEETING OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS, CITY COUNCIL HELD ON AUGUST 21, 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 6:00 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:

Greg Petty, DPS Director/City Administrator
Sandra Ma, City Secretary/Court Administrator
Pam Dwyer, Finance Supervisor

2. WORK SESSION

- a. **Receive presentation from Esther Scott with HopeZone-MindFit Community.**
Presentation received
- b. **Receive presentation from Lisa Currington regarding Ambassador Row conditions.**
Presentation received.

Work session on listed agenda items, if time permits.

The following items were discussed.

- 8b. purchase of various items for the FY 2024-2025 Budget.
- 8e. possible Ordinance No 2025-07 Telecommunication Towers
- 8f. Credit card processor for city payments.
- 8g. possible Ordinance No 2025-08 No Left Turn Sign

3. EXECUTIVE SESSION

Any action may be deferred until the 7:00 p.m. Regular Session

a. Recess into Executive Session

City Council recessed into Executive Session at 6:01 p.m.

- i. **Pursuant to Texas Government Code, Section 551.071, Attorney Consultation and 551.074, personnel matters, regarding the Director of Finance.**

b. Reconvene into Regular Session for discussion and possible action on:

- i. **Director of Finance**

Item was not needed and it was removed by Mayor Bianco.

REGULAR SESSION

1. CALL TO ORDER

Mayor Bianco called the meeting to order at 7:02 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:

Greg Petty, DPS Director/City Administrator
Sandra Ma, City Secretary/Court Administrator
Pam Dwyer, Finance Supervisor

2. INVOCATION, AND PLEDGES OF ALLEGIANCE

Mayor Bianco gave invocation. Pledges were said.

3. ITEMS OF COMMUNITY INTEREST

The following items were presented.

- a. **Park Workday – Saturday, September 9, 2025 from 9:00 – 12:00 pm.**
- b. **Concert in the Park - Saturday, September 27, 2025 from 7:00-9:00 p.m.**
- c. **National Night Out – Tuesday, October 7, 2025 from 5:30 – 8:30 p.m.**
- d. **Trunk or Treat – Saturday, October 18, 2025 from 5:30 – 7:30 p.m.**
- e. **Movie Night – Saturday, November 8, 2025 Starting at 6:00 p.m.**
- f. **Pictures with Santa – Sunday, December 7, 2025 from 3:00 – 5:00 p.m.**

4. 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.

Todd Batiste, 2808 Broadacres addressed a proposed development of garden homes on a 17-acre site located at 3001 West Pleasant Ridge Road.

5. MAYOR AND COUNCIL COMMENTS

Cathy Stein: The Park Workday is coming up on Saturday, September 9, from 9 a.m. to noon. They will be working on weeding and edging in some of the gardens located in the park. They will meet at the large triangle bed across from DPS. If you enjoy doing garden work, they would love for you to come out.

Paul Sweitzer: None

Steve Lafferty: We are getting towards the end of summer, but we are still receiving a lot of heat. Be careful if you are out in the sun.

John King: None

Ed Motley: None

Mayor Bianco: She is proud of Pan Pan Bakery and Café. They can be found all over the media. The lines, even in the Heat, are wrapped around the building. This is such a great thing. Other fabulous bakeries around town include Baklava Bakery and Grounds and Gold.

6. 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.

7. CONSENT AGENDA

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

- a. Approval to designate concert in the Gardens Park taking place September 27, 2025 from 7-9 p.m. as bring your own beverage event which allows possession and consumption of beer and wine at said events, in accordance with Section 1.09.079, City of Dalworthington Gardens Code of Ordinances.**
- b. Approval of Resolution No. 2025-12 appointing a member to the Park and Recreation Facilities Development Corporation.**
- c. Ratification of invoice over \$5000.00 for water line repair at 2705 W Arkansas Lane in the amount of \$14,115.0**
- d. Approval of Resolution No. 2025-15 approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2025 rate review mechanism, filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses.**
- e. Approval of June 19, 2025 Minutes**
- f. Approval of July 17, 2025 Minutes**
- g. Approval of July 31, 2025 Minutes**
- h. Approval of August 7, 2025 Minutes**

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Cathy Stein to approve the consent agenda.

Motion carried by the following vote:

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

Nays: None

8. REGULAR AGENDA

- a. Discussion and possible action of a Special Exception Application for motor vehicle sales – indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed; no outside storage, in accordance with the City of Dalworthington Garden’s**

Zoning Ordinance subsection (a)(15) of Section 14.02.224, Business located at 2227 Michigan Ave Suite B, Dalworthington Gardens, Texas

i. Conduct Public Hearing

ii. Discussion and Possible Action

City Ordinance 14.02.224 (a) (15) motor vehicle sales Indoor: Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed; no outside storage. Motor vehicle sale as provided herein are only permitted pursuant to a special exception as provided in division 8 of this article.

The City has received a special exception application from Richard Hinton in accordance with City Ordinance Section 14.02.224(a)(15).

Consideration for special exceptions should abide by the following guidelines from the ordinance. They differ from variances in that a hardship is not required to be shown or proven.

Notifications of tonight's public hearing was sent to all property owners within 200 feet of the subject property as well as being posted in the Commercial Record. The city has received 1 response with no objections.

The Planning and Zoning Commission met on August 14, 2025, and recommended approval of this special exception.

Mayor Bianco opened a public hearing at 7:16 p.m.

Wes Coleman, 2217 Michigan, spoke in favor
Stephanie Diaz, 2231 Michigan, spoke in favor

With no one else desiring to speak, Mayor Bianco closed the public hearing at 7:17 p.m.

Applicant Richard Hinton gave a presentation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member Steve Lafferty to approve a Special Exception Application for motor vehicle sales-indoor, Showroom wholly within a building; no vehicle display visible from outside the building; detailing for sale but no mechanical work allowed; no outside storage, in accordance with the City of Dalworthington Garden's Zoning Ordinance subsection (a)(15) of Section 14.02.224, Business located at 2227 Michigan Ave, Suite B, Dalworthington Gardens.

Motion carried by the following vote:

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

Nays: None

b. Discussion and possible action to approve the purchase of various items for the FY 2024-2025 Budget.

Item was not needed and it was removed by Mayor Bianco.

c. FY 2025-2026 Proposed City Budget: Any necessary discussion or action on changes to the proposed budget only. Official public hearing and budget adoption will take place at the September 18, 2025 Council Meeting.

No action taken.

d. Discussion and possible action on setting the maximum proposed ad valorem tax rate; setting date for a public hearing on the proposed tax rate; and setting the date at which city Council will adopt the FY 2025-2026 ad valorem tax rate.

Chapter 26 of the Tax Code outlines requirements for the notice, hearing, and vote on tax rates.

In accordance with Chapter 26, Council will be:

- Voting on a proposed tax rate of which cannot be exceeded when the tax rate is adopted at the September 18, 2025 meeting
- Scheduling and stating the date of a public hearing
- Scheduling and stating the date at which Council will adopt the 2025-2026 tax rate

Pam Dwyer gave a presentation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member John King to approve a proposed ad valorem tax rate not to exceed \$.625342 per \$100 of taxable value; setting the date, time, and location for both a public hearing date and tax rate adoption date as Thursday, September 18, 2025 at 7:00 p.m. to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, DWG, Texas 76016.

Motion carried by the following vote:

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

Nays: None

e. Discussion and possible action regarding Ordinance No. 2025-07 Telecommunication Towers.

Council reviewed Ordinance 2025-07 and made changes at last month's meeting. Staff is bringing back the ordinance for review.

Sandra Ma gave the presentation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Council Member John King to approve Ordinance 2025-07, Telecommunication Device.

After further discussion, Mayor Pro Tem Ed Motley amended his motion to change the language in subsection (j) (1), (2), (3) in Telecommunication Tower and Stealth Communication Tower to say tower owner or property owner. This was seconded by Council member John King.

Motion carried by the following vote:

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

Nays: None

f. Discussion and possible action on a credit card processor for city payments.

Pam Dwyer gave a presentation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Cathy Stein to table this item for more analysis.

Motion carried by the following vote:

August 21, 2025 City Council Meeting Minutes

Page 5 of 6

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer
Nays: None

g. Discussion and possible action to approve Ordinance No, 2025-08, an ordinance amending section 12.03.072 “No Left Turn Signs” of Division 3 “Locations” of article 12.03 “Traffic-Control Devices” of Chapter 12 “Traffic and Vehicles” of the code of ordinances, City of Dalworthington Gardens, Texas to add a location where left turns are prohibited. 2800 block of West Arkansas Lane and 3600 Roosevelt Drive

Currently, there is a no left turn sign at the south parking lot of Key Elementary, located at the 3600 Block of Roosevelt Drive. Staff requests the installation of additional "No Left Turn" signs at the parking lots of 2800 W. Arkansas Lane, Arlington Classics Academy, and the north parking lot of 3600 Roosevelt Drive, Key Elementary parking lot, during school drop-off and pick-up hours, forcing all vehicles to turn right. This will assist with congestion from cars traveling on the roadway. This ordinance allows enforcement of that action.

Justification for Request: Council is the authority for approving changes to city ordinances.

Chief Greg Petty gave the presentation.

A motion was made by Mayor Pro Tem Ed Motley and seconded by Cathy Stein for approval.

After further discussion Mayor Pro Tem Ed Motley amended his motion to prohibit no left turn coming out of the parking lots located at 2800 West Arkansas Lane and 3600 Roosevelt Drive from 7:00 to 4:00 p.m. during active school days. Council Member John King seconded this motion.

Motion carried by the following vote:

Ayes: Members King, Lafferty, Motley, Stein and Sweitzer
Nays: None

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

No action was taken.

9. TABLED ITEMS

None

10. FUTURE AGENDA ITEMS

None

11. ADJOURN

The meeting was adjourned at 7:55 p.m.