

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
FIRST FLOOR CONFERENCE ROOM
TUESDAY, APRIL 26, 2016 – 5:30 P.M.**

I. Call to Order

II. Informational Items

III. Discussion of Agenda Item(s) 5 and 6

Conduct a public hearing to consider SP-16-02 Mid Cities Wellness Center, a site plan revision for signage only on Lot 2, Block 1, Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard

Consider Ordinance 2317, SP-16-02, Mid Cities Wellness Center, a site plan revision for signage only on Lot 2, Block 1, Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard

IV. Discussion of Agenda Item(s) 7

Consider approval of Resolution 1643 directing Oncor concerning Just and Reasonable Rates

V. Adjournment

Posted by: _____

This the 22nd day of April 2016, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

**REGULAR MEETING AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
TUESDAY, APRIL 26, 2016**

AGENDA:

5:30 p.m. - City Council Work Session (City Hall, First Floor Conference Room)

6:30 p.m. - City Council Meeting (City Hall, Council Chamber)

CALL TO ORDER

INVOCATION (Councilmember Nancy Welton)

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. Presentation of certificates of recognition for the 2016 City of Hurst 101 Citizen's Academy Class
2. Presentation by John Barfield of donation for Chisholm Park

CONSENT AGENDA

3. Consider approval of the minutes for the April 12, 2016 City Council meetings
4. Consider authorizing the city manager to enter into an annual contract with Deep Clean, Inc., for citywide carpet and chair cleaning services, with the option to renew for four additional twelve month periods

PUBLIC HEARING AND RELATED ITEM(S)

5. Conduct a public hearing to consider SP-16-02 Mid Cities Wellness Center, a site plan revision for signage only on Lot 2, Block 1, Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard
6. Consider Ordinance 2317, SP-16-02, Mid Cities Wellness Center, a site plan revision for signage only on Lot 2, Block 1, Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard

RESOLUTION(S)

7. Consider approval of Resolution 1643 directing Oncor concerning Just and Reasonable Rates

OTHER BUSINESS

8. Review of upcoming calendar items
9. City Council Reports

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED

EXECUTIVE SESSION in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Texas Government Code, Section 551.074, Personnel - (City Council Appointees) and to reconvene in Open Session at the conclusion of the Executive Session

10. Take any and all action necessary ensuing from Executive Session

ADJOURNMENT

Posted by: _____

This 22nd day of April 2016, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

City Council Staff Report

SUBJECT: City Council will recognize the 2016 City of Hurst 101 Citizen's Academy graduates	
Supporting Documents:	
List of Graduates	Meeting Date: 4/26/2016 Department: Communications Reviewed by: Ashleigh Johnson City Manager Review:
Background/Analysis:	
<p>The Hurst 101 Citizen's Academy is a City Council program in its fourth year. This dynamic program is designed to provide citizens with a better understanding of the workings of local government. The program covers a wide range of topics such as the development of the annual budget, how public safety resources are deployed, and what the City does to promote and support the local economy. The goal of the Hurst 101 Citizen's Academy is to better equip citizens to fully participate in the process of building Hurst's future.</p>	
Funding Source:	
There is no financial impact.	
Recommendation:	
There is no staff recommendation.	

2016 Hurst 101 Citizen's Academy
Graduates

Dave Thompson

Greg Garis

Donna Moran

Karl Burge

Charlie Arnold

Bonnie Johnson

PJ Hamilton

Jeffrey Barnes

Kimberly Pafford

Dawn Wells

Chad Householder

Derinda Payton

Walter Ott

Faith Waligora

City Council Staff Report

SUBJECT: Presentation by John Barfield of donation for Chisholm Park	
Supporting Documents:	
	Meeting Date: 4/26/2016 Department: City Secretary Reviewed by: City Manager Review:
Background/Analysis:	
This item provides for a presentation, by Mr. John Barfield, of a donation for Chisholm Park.	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
There is no staff recommendation.	

**Minutes
Hurst City Council
Work Session
Tuesday, April 12, 2016**

On the 12th day of April 2016, at 5:30 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer)	
Henry Wilson)	
Nancy Welton)	
David Booe)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Clay Caruthers	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Dewayne Hengst	)	City Engineer
John Brown	)	Fire Chief
Stephen Moore	)	Police Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

- I. Call to Order – The meeting was called to order at 5:30 p.m.**
- II. Informational Items** – Executive Director of Public Works Greg Dickens introduced newly hired City Engineer Dewayne Hengst. City Manager Allan Weegar updated Councilmembers on a citizen’s concern regarding public information and code violations and a request for a stop sign on Norwood. Managing Director of Community Services Malaika Marion briefed Councilmembers on the Volunteer in Action Blue Jacket Ceremony scheduled during the meeting this evening.

Council moved to work session Item IV.

- IV. Discussion of Agenda Item(s) 12**
Consider authorizing the city manager to enter into an Architectural Services Agreement with Ron Hobbs Architecture & Interior Design for the design of the Hurst Animal Shelter Expansion and Renovation Project. City Manager Allan Weegar reviewed the planning process for the proposed Animal Shelter, noting tonight’s action was for the

design services agreement. Police Chief Steve Moore and Architect Ron Hobbs provided an overview of the proposed shelter renovation.

Due to time constraints there was no discussion of work session Item III.

III. Discussion of Agenda Item(s) 11

Consider authorizing the city manager to enter into a contract with Excel 4 Construction, LLC, for the 2015 Miscellaneous Water Main Replacement Project.

V. Adjournment - The work session adjourned at 6:25 p.m.

APPROVED this the 26th day of April 2016.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Richard Ward, Mayor

**City of Hurst
City Council Minutes
Tuesday, April 12, 2016**

On the 12th day of April 2016, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer)	
Henry Wilson)	
Nancy Welton)	
David Booe)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Clay Caruthers	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Dewayne Hengst	)	City Engineer
John Brown	)	Fire Chief
Stephen Moore	)	Police Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember Henry Wilson gave the Invocation.

The Pledge of Allegiance was given.

VOLUNTEERS-IN-ACTION RECOGNITION

1. Proclamation recognizing Volunteer Appreciation Week. Mayor Pro Tem Bill McLendon presented the Proclamation recognizing Volunteer Appreciation Week to Managing Director of Community Services Malaika Marion.
2. Presentation to Volunteers-in-Action Blue Jacket recipients. Mayor Ward and Councilmembers presented Blue Jackets to the following recipients: Carolyn Greiser, Brook Hudson, Helen Robertson, Debbie Allen, and Linda Manning. Recognized, but not present were Bonnie Johnson, Doyle Little and Roberta McHam. Police Department Lieutenant Pell and Hurst Senior Center representative Michelle Varley provided a brief overview of the volunteer's contribution to the City.

Mayor Ward recessed the meeting at 6:44 p.m. and reconvened at 6:46 p.m.

PROCLAMATION(S) AND PRESENTATION(S)

3. Proclamation recognizing Motorcycle Safety and Awareness Month. Councilmember Welton presented the Proclamation to Rebecca Brown who expressed appreciation to the Council for promoting Motorcycle Safety and Awareness.
4. Proclamation recognizing Child Abuse Prevention Month. Councilmember Holzer presented the Proclamation to Courtney Harrison who thanked the Council and community for their support.
5. Proclamation recognizing National Public Safety Telecommunicators Week. Councilmember Kitchens presented the Proclamation to Police Chief Steve Moore who introduced Lieutenant Pell, Dispatch Supervisor Stephanie Lane, and Dispatcher Ashton Lane. Police Chief Moore and Fire Assistant Chief David Palla expressed their appreciation to the Dispatchers for their dedication and service to the community.
6. Presentation of National Weather Service StormReady Award. Assistant Fire Chief David Palla introduced National Weather Service Meteorologist Eric Martello, who presented the National Weather Service StormReady Award to the Mayor and Council and congratulated the City for being prepared to protect the citizens, properties, and facilities.

CONSENT AGENDA

7. Considered approval of the minutes for the March 22, 2016 City Council meetings.
8. Considered Ordinance 2316, second reading, to consider SP-16-01 Bank of Texas, a site plan revision for Lot A1, Block 1, Norwood North Addition, being 5.08 acres located at 500 Grapevine Highway.
9. Considered Ordinance 2315, second reading, amending Chapter 27 of the Hurst Code of Ordinances, Section 27-3 Definitions by adding (43.5) E-cigarette or Electronic Cigarette and (112.5) Smoking / Non Traditional Smoking Related Business; by amending Sections 27-12 Limited Business (c) Planned Development uses by adding (3) Electronic Cigarettes, Section 27-13 General Business (c) Planned Development (6) Electronic Cigarettes; Section 27-14 Outdoor Commercial (c) Planned Development uses by adding (5) Electronic Cigarettes and Section 27-15.1 TX 10 Multi-Use District (c) Planned Development uses by adding Electronic Cigarettes.
10. Considered moving the May 24, 2016 City Council meeting to May 17, 2016 and canceling the July 26, 2016 City Council meeting.

Councilmember Wilson moved to accept the consent agenda. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

ACTION ITEMS

11. Considered authorizing the city manager to enter into a contract with Excel 4 Construction, LLC, for the 2015 Miscellaneous Water Main Replacement Project.

Mayor Ward recognized Executive Director of Public Works Greg Dickens who reviewed the proposed water main replacement project. He stated the project includes seven different water lines. Mr. Dickens stated four bids were received with the low bid submitted by Excel 4 Construction, LLC, in the total amount of \$978,841.00. Mr. Dickens noted a proposed contingency of \$71,159.00, and staff is pleased with the contractor's work.

Councilmember Welton moved to authorize the city manager to enter into a contract with Excel 4 Construction, LLC, for the 2015 Miscellaneous Water Main Replacement Project, in the amount of \$978,841.00, with a contingency of \$71,159.00, for a total amount of \$1,050,000.00, and a contract time of 100 calendar days. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

12. Considered authorizing the city manager to enter into an Architectural Services Agreement with Ron Hobbs Architects for the design of the Hurst Animal Shelter Expansion and Renovation Project.

Mayor Ward recognized City Manager Allan Weegar who provided an overview of the plans to expand the Animal Shelter, and explained tonight's action was for the architectural services only. Mr. Weegar introduced Architect Ron Hobbs and Police Chief Steve Moore who provided an overview of the existing facility and needs of the future facility. Mr. Hobbs explained the design will allow for regional cooperation and new spaces for customers to interact with animals during the adoption process. In response to Councilmembers' questions, Mr. Hobbs stated the facility will accommodate an additional city's participation. City Manager Weegar stated the construction will most likely begin after the first of the year, depending upon budgetary factors.

Councilmember McLendon moved to authorize the city manager to enter into an Architectural Services Agreement, with Ron Hobbs Architects, for a base fee of 7.5% of the final construction cost, plus approved reimbursable expenses and additional services, as outlined in the Agreement, for the design of the Hurst Animal Shelter Expansion and Renovation. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

OTHER BUSINESS

13. Councilmembers reviewed of the following advisory board meeting minutes:
 -) HEB Teen Court Advisory Board
 -) Library Board
 -) Parks and Recreation Board
 -) Senior Citizen Advisory Board
14. Review of upcoming calendar items – City Manager Allan Weegar reviewed the following calendar items:
 -) Saturday, April 23 and 30, 2016, 7:00 a.m. to Noon - Good Neighbor Day
15. City Council Reports – Councilmember Nancy Welton thanked Hurst employees who recently worked during Employee Giving Day.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED

Mayor Ward recognized Hurst hotel representatives in attendance and Tarrant County College students.

Mayor Ward also recognized Bill Finstad, 1136 Norwood Drive, Hurst, Texas, who expressed concerns regarding the traffic speed in the 1000 – 1200 Block of Norwood Drive.

Mayor Ward recessed the meeting to Executive Session at 7:57 p.m. in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Texas Government Code, Section 551.074, Personnel - (City Council Appointees) and Section 551.071, conduct a private consultation with City Attorney about contemplated litigation and reconvened to open session at 9:16 p.m.

16. Take any and all action necessary ensuing from Executive Session – No action was taken on Agenda Item 16.
17. Consider authorizing the city attorney to initiate litigation against any or all of the following business organizations: O'Reilly Automotive Stores, Inc.; O'Reilly Automotive, Inc.; O'Reilly Auto Enterprises, LLC; Ozark Services, Inc.; Affinia Group, Inc.; Affinia, Inc.; Affinia Group Holdings, LLC; Affinia Group Holdings, Inc.; Affinia Group Intermediate Holdings, Inc.; and Wix Filtration Corp, LLC.

Councilmember Wilson moved to authorize the city attorney to initiate litigation against O'Reilly Automotive and Affinia Groups in regards to the defective filters for City firetrucks. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

ADJOURNMENT

The meeting adjourned at 9:17 p.m.

APPROVED this the 26th day of April 2016.

ATTEST:

APPROVED:

Rita L. Frick, City Secretary

Richard Ward, Mayor

City Council Staff Report

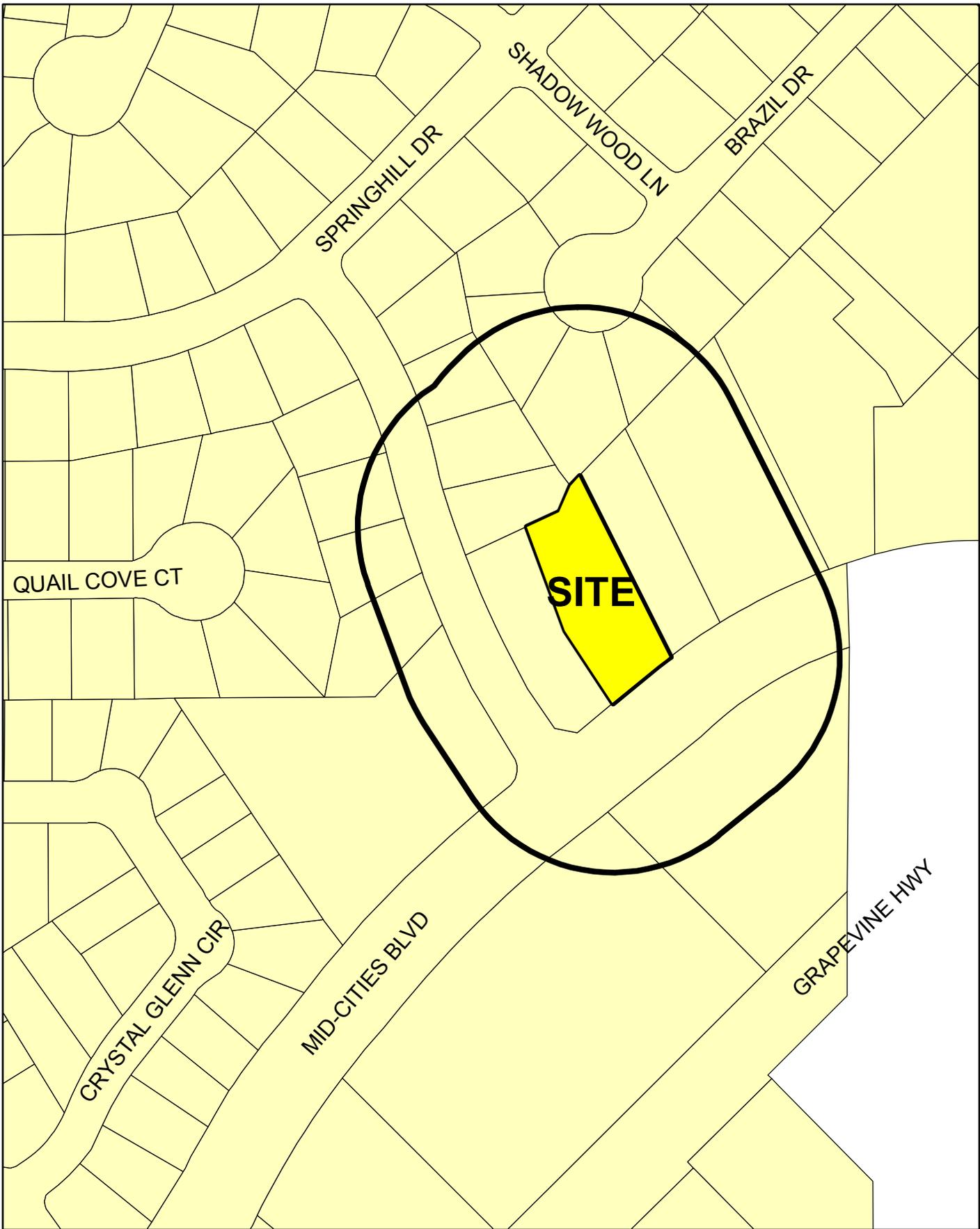
<p>SUBJECT: Consider authorizing the city manager to enter into an annual contract, with Deep Clean, Inc., for citywide carpet and chair cleaning services, with the option to renew for four additional twelve month periods</p>	
<p>Supporting Documents:</p>	
	<p>Meeting Date: 4/26/2016 Department: Community Services Reviewed by: Allan Heindel City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>The City of Hurst Facilities Services Division is committed to providing an attractive, safe, and comfortable environment for all City employees and the citizens that use City facilities, while at all times emphasizing service, quality, responsiveness, and efficiency. The Facilities Services Division contracts for many professional services in order to best meet maintenance needs. For the last five years, the Facilities Services Division has contracted for carpet and chair cleaning services to all City facilities. This contract allows the City to utilize a qualified, licensed carpet and chair cleaning company that possesses the experience and equipment necessary to provide the service. In addition, it alleviates the City from labor-intensive work, while allowing a private sector company to supply this particular service in a more efficient manner and on an as needed basis. The current contract has expired.</p> <p>A set of specifications and bid documents were developed that included carpet and chair cleaning services for all City facilities. The specifications and bid documents were bid following the standard City purchasing procedures. The documents were advertised and distributed to carpet and chair cleaning services companies with two companies submitting sealed bids. After a full review, Deep Clean, Inc. submitted the lowest qualified bid for carpet and chair cleaning services. Deep Clean, Inc. was previously awarded the contract to provide these services to the City in 2011, and has an excellent working relationship with the City.</p>	
<p>Funding and Sources:</p>	
<p>It is estimated that Facility Services and other divisions will require approximately \$29,000 per year for carpet and chair cleaning services. Funding for this contract has been identified in the FY 2015-16 Operating Budget.</p>	

Recommendation:

It is recommended that the City Council authorize the city manager to enter into a contract with Deep Clean, Inc., for citywide carpet and chair cleaning services, with the option to renew for four additional twelve month periods.

City Council Staff Report

<p>SUBJECT: SP-16-02 Mid Cities Wellness Center, a site plan revision for signage only on Lot 2, Block 1 Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard</p>	
<p>Supporting Documents:</p>	
<p>Area map Legal notice Ownership Data Site plan – Exhibit A Sign elevation – Exhibit B</p>	<p>Meeting Date: 4/26/2016 Department: Development Reviewed by: Steve Bowden City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>An application has been made by Dr. Donald Frusher D.O. for a site plan revision for signage only on Lot 2, Block 1, Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard.</p> <p>Dr. Donald Frusher D.O. is requesting the revision to replace the existing sign cabinet with an LED sign. The existing sign area is 24 square feet. The proposed cabinet is 24 sq. ft. with 6 sq. ft. for the business name and 18 sq. ft. for the LED sign. There are no proposed changes in the height or width of the sign.</p> <p>City ordinance requires LED signs not to exceed 30% of the total sign area. The requested LED sign would cover 70% of the sign area.</p>	
<p>Funding and Sources:</p>	
<p>There is no fiscal impact.</p>	
<p>Recommendation:</p>	
<p>The Planning and Zoning Commission met on Monday, April 18, 2016 and voted 6-0 to recommend denial of SP-16-02 Mid Cities Wellness stating that the requested sign area is not allowed per City ordinance.</p>	



CASE NO: SP-16-02
 Mid Cities
 Wellness Sign

LEGAL DESCRIPTION:
 Lot 2, Block 1
 Classic Concepts Plaza Addition

AGENDA DATE:
 4/26/2016

REQUESTED ACTION:
 Site Plan revision for signage only

LOCATION:
 466 Mid Cities Blvd



SP-16-02

LEGAL NOTICE

A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, APRIL 26, 2016 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION ON LOT 2, BLOCK 1 CLASSIC CONCEPTS PLAZA ADDITION, BEING .479 ACRE LOCATED AT 466 MID CITIES BLVD.

Mid Cities Wellness

Lot 2 Block 1 Classic Concepts Plaza Addition
466 Mid Cities Blvd.



SP-16-02

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan.

Mid-Cities Wellness Sign
Site Plan
Lot 2, Block 1
Classic Concepts Addition
466 Mid Cities Blvd.

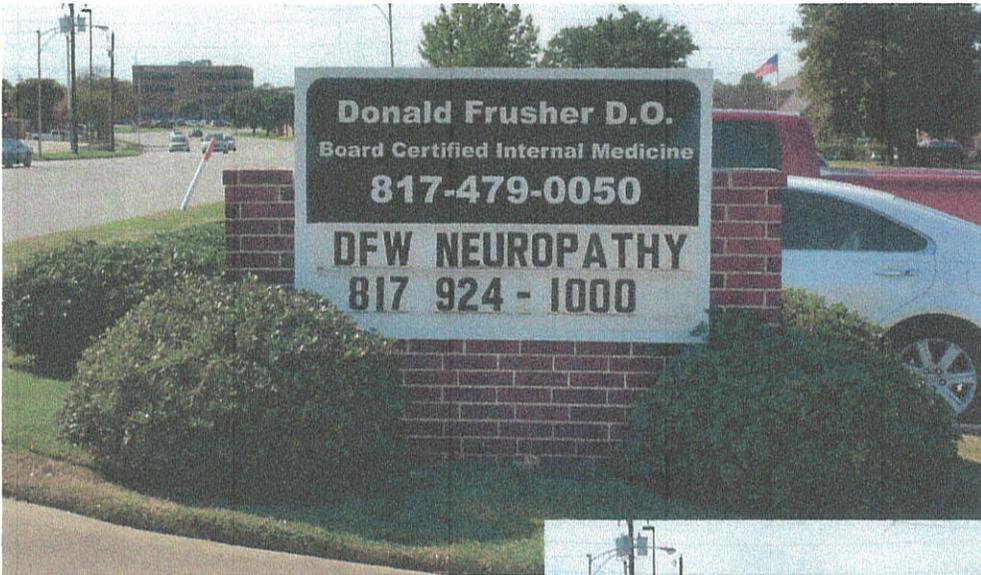
The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:

Applicant: Marvin Utter with Razor Signs

PROPERTY OWNER	LEGAL DESCRIPTION	ADDRESS
MCCOLLUM, LAURIE	BLK 1 LOT 3 WOODBIDGE ADDITION	2736 WOODBRIDGE DR HURST, TX 76054
WOODBIDGE PLAZA LTD	BLK 3 LOT 2 WOODBIDGE PLAZA ADDITION	14001 DALLAS FL 11 PKWY DALLAS, TX 75240
MID CITY PLAZA LLC	BLK 1 LOT 4R CLASSIC CONCEPTS PLAZA	6421 CAMP BOWIE BLVD STE 302 FORT WORTH, TX 76116
MID CITY PLAZA LLC	BLK 1 LOT 4R CLASSIC CONCEPTS PLAZA	6421 CAMP BOWIE BLVD STE 302 FORT WORTH, TX 76116
AMMON, BERNARD R	BLK 1 LOT 10 WOODBIDGE ADDITION	420 BRAZIL DR HURST, TX 76054
MCCAIN, RYAN C	BLK 1 LOT 12 WOODBIDGE ADDITION	421 BRAZIL DR HURST, TX 76054
BECK, AARON	BLK 1 LOT 11R WOODBIDGE ADDITION	425 BRAZIL DR HURST, TX 76054
LUTTON, GERALD	BLK 9 LOT 22 WOODBIDGE ADDITION	2741 WOODBRIDGE DR HURST, TX 76054
KUPEC, ELIZABETH R	BLK 1 LOT 3R CLASSIC CONCEPTS PLAZA	2732 WOODBRIDGE DR HURST, TX 76054
WOODVALE LIMITED	BLK 9 LOT 23 WOODBIDGE ADDITION	3000 SPRING VALLEY DR BEDFORD, TX 76021
SCHWARTZ, DEBORAH E	BLK 1 LOT 1 WOODBIDGE ADDITION	2737 WOODBRIDGE DR HURST, TX 76054
EHLEN, GLENN H	BLK 1 Lot 2 CLASSIC CONCEPTS PLAZA	2728 WOODBRIDGE DR HURST, TX 76054

FRUSHER LLC	Blk 9 Lot 24 WOODBIDGE ADDITION	35 PIAZZA LN COLLYVILLE, TX 76034
DICKERSON, LISA J	BLK 1 Lot1 CLASSIC CONCEPTS PLAZA	2733 WOODBRIDGE DR HURST, TX 76054
WIED, GREGORY C D V M	BLK 9 LOT 25R WOODBIDGE ADDITION	470 MID CITIES BLVD HURST, TX 76054
RUSSELL, JIM D	BLK 1, LOT 1 WOODBIDGE PLAZA ADDITION	2729 WOODBRIDGE DR HURST, TX 76054
TAYLOR, TERRY FRANK	BLK 3, LOT 3 WOODBIDGE PLAZA ADDITION	1309 VISTA DR SARASOTA, FL 34239
OCCUPANT	BLK 3 LOT 2 WOODBIDGE PLAZA ADDITION	420 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	BLK 1 LOT 4R CLASSIC CONCEPTS PLAZA	454 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	BLK 1 LOT 4R CLASSIC CONCEPTS PLAZA	454 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	BLK 1 LOT 3R CLASSIC CONCEPTS PLAZA	462 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	BLK 1 Lot 2 CLASSIC CONCEPTS PLAZA	466 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	BLK 1, LOT 1 WOODBIDGE PLAZA ADDITION	500 MID-CITIES BLVD HURST, TX 76054

EXHIBIT B



466 MID CITIES BLVD.
FACES 4' H x 6' WIDE = 24 S.F.
STRUCTURE 6' H x 8' WIDE = 48 S.F.

Existing Sign



New Sign



Razor Sign & Graphics, LLC
A Full Service Sign Company

101 NW 17th Street
Grand Prairie, TX 75050
Office: 469-619-9499
Fax: 469-619-9498
www.razorsigns.com
info@razorsigns.com



Illuminated
LED Monument

466 Mid Cities Blvd
Hurst, TX 76054

Salesperson: Marvin Utter
Date: 11/19/15
Revision: 01
Drawn By: rzz
Scale: nts

Any and all use of these Designs by the Customer, its employees or agents is expressly prohibited without the written consent of Razor Sign & Graphics, LLC; and such written consent is subject to payment in full for the Project or Razor Sign & Graphics, LLC's artwork & design service.

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Toll-Free (In Texas) (800) 803-9092
Online - <http://www.license.state.tx.us/Complaints>

Drawing
Approved
By

Date:

- No Changes
- As Noted

Replace existing 4' x 6' Cabinet with
a 3' x 6' 16mm LED & a 1' x 6' ID Panel

ORDINANCE 2317

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOT 2 BLOCK 1, CLASSIC CONCEPTS ADDITION, BEING .48 ACRE LOCATED AT 466 MID CITIES BOULEVARD, SP-16-02

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Hurst at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the Zoning Ordinance; and,

WHEREAS, public hearings to change the site plan on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the site plan change; and,

WHEREAS, the City Council is of the opinion that the site plan change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Hurst.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HURST, TEXAS:

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan approval with exhibits A-B for Lot 2, Block 1 Classic Concepts Addition, being .48 acre located at 466 Mid Cities Boulevard.

AND IT IS SO ORDERED.

Passed on the first reading on the 26th day of April 2016 by a vote of _ to _.

Approved on the second reading on the 10th day of May 2016 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Richard Ward, Mayor

Approved as to form and legality:

City Attorney

City Council Staff Report

SUBJECT: Consider Resolution 1643 Directing Oncor Concerning Just and Reasonable Rates	
Supporting Documents:	
Resolution 1643	Meeting Date: 4/26/2016 Department: Administration Reviewed by: Clay Caruthers City Manager Review:
Background/Analysis:	
<p>Recent Public Utility Commission of Texas (“Commission”) proceedings related to approval of conversion of Oncor into a Real Estate Investment Trust (“REIT”) resulted in the Commissioners’ desire to share \$200 million to \$250 million in annual federal income tax (“FIT”) savings with Oncor ratepayers. Since the proceeding involving a change of ownership and control of Oncor was not a rate case, the Commission had no jurisdiction to order a reduction in rates. The new owners of Oncor indicated an intent to file a rate case in mid-2017 to become effective in 2018. Believing that a two year wait to factor FIT savings into rates was too long to wait, the Steering Committee of Cities Served by Oncor decided to initiate a rate case against Oncor.</p> <p><u>Whereas Clauses Explained</u></p> <p>Cities have original rate making jurisdiction over Oncor’s rates and services within their municipal limits. The Commission has original jurisdiction over the environs outside municipal limits and appellate jurisdiction over city rate mailing orders.</p> <p>As a regulatory authority, cities that retain original jurisdiction may initiate rate making proceedings by filing a resolution requiring a public utility to show cause why rates should not be reduced.</p> <p>The City works with other similar Oncor cities on regulatory issues through the Steering Committee of Cities Served by Oncor, which has functioned continuously since 1988.</p> <p>The Executive Committee of the Steering Committee recommends that member cities pass show cause resolutions to initiate a rate case so that Oncor rates may be reduced.</p>	

Resolved Sections Explained

Section 1 provides notice to Oncor that it is compelled to file information that would otherwise be required if the Company filed a request to increase rates at the Commission by September 1, 2016. This Section requires that historic data from calendar year 2015 be filed to demonstrate that its rates should not be reduced.

Section 2 authorizes cities' representatives to file requests for information, which shall be answered by Oncor within 15 days of receipt.

Sections 3 and 4 set other dates critical to the procedural process for rate setting. Cities' report will be due on October 13, 2016, and the Oncor rebuttal will be due November 10, 2016.

Section 5 establishes that a hearing will occur and final order will be issued between November 15, 2016 and December 15, 2016.

Section 6 provides that the procedural schedule may be amended by the City and that other orders may be extended. For example, once the REIT conversion is finalized, cities may enter interim orders requiring a sharing of tax savings that benefit ratepayers.

Section 7 authorizes the hiring of legal counsel and authorizes the Executive Committee to hire consultants.

Section 8 confirms that cities will seek reimbursement of their rate making expenses from Oncor.

Section 9 confirms that the resolution was passed in compliance with Open Meeting laws.

Funding and Sources:

There is no fiscal impact.

Recommendation:

Staff recommends that City Council approve Resolution 1643 Directing Oncor Concerning Just and Reasonable Rates.

RESOLUTION 1643

DIRECTING ONCOR ELECTRIC DELIVERY COMPANY, LLC TO FILE CERTAIN INFORMATION WITH THE CITY OF HURST; SETTING A PROCEDURAL SCHEDULE FOR THE GATHERING AND REVIEW OF NECESSARY INFORMATION IN CONNECTION THEREWITH; SETTING DATES FOR THE FILING OF THE CITY'S ANALYSIS OF THE COMPANY'S FILING AND THE COMPANY'S REBUTTAL TO SUCH ANALYSIS; RATIFYING THE HIRING OF LEGAL COUNSEL AND CONSULTANTS; RESERVING THE RIGHT TO REQUIRE THE REIMBURSEMENT OF THE CITY OF HURST'S RATE CASE EXPENSES; SETTING A PUBLIC HEARING FOR THE PURPOSES OF DETERMINING IF THE EXISTING RATES OF ONCOR ELECTRIC DELIVERY COMPANY ARE UNREASONABLE OR IN ANY WAY IN VIOLATION OF ANY PROVISION OF LAW AND THE DETERMINATION BY THE CITY OF HURST OF JUST AND REASONABLE RATES TO BE CHARGED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC.; NOTING COMPLIANCE WITH OPEN MEETINGS LAW; PROVIDING NOTICE OF PASSAGE

WHEREAS, the City of Hurst is a regulatory authority under the Public Utility Regulatory Act ("PURA") and has original jurisdiction over the rates of Oncor Electric Delivery Company, LLC ("Oncor") to determine if such rates are just and reasonable; and

WHEREAS, Sections 33.021, 36.003 and 36.151 of PURA empower a regulatory authority, on its own motion or on a complaint by any affected person, to determine whether the existing rates of any public utility for any service are unreasonable or in any way in violation of any provision of law, and upon such determination, to determine the just and reasonable rates; and

WHEREAS, the City of Hurst has reason to believe that Oncor is over-earning and its rates are excessive; and

WHEREAS, the City of Hurst is a member of the Steering Committee of Cities Served By Oncor; and

WHEREAS, the Executive Committee of the Steering Committee of Cities Served by Oncor has recommended that cities pass a resolution

that requires Oncor to show cause why its transmission and distribution rates should not be reduced; and

WHEREAS, the City of Hurst, and the City Council of the City of Hurst desires, on its own motion, to exercise its authority under Sections 33.021, 36.003 and 36.151 of PURA; and

WHEREAS, a procedural schedule should be established for the filing of certain information by Oncor, procedures to be followed to obtain and review information from Oncor, the filing of an analysis of such information by the City, the filing of rebuttal information from Oncor, and a public hearing at which time the City shall make a determination whether the existing rates of Oncor are unreasonable or are in any way in violation of any provision of law, and if such rates should be revised, and just and reasonable rates determined for Oncor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HURST, TEXAS:

SECTION 1. THAT this resolution constitutes notice of the City's intent to proceed with an inquiry into the transmission and distribution rates charged by Oncor. On or before September 1, 2016, Oncor shall file with the City of Hurst information that demonstrates good cause for showing that Oncor's transmission and distribution rates should not be reduced. Specifically, Oncor shall file with the City of Hurst information for the test year beginning January 1, 2015 and ending December 31, 2015, regarding Oncor's cost of service elements, including, but not limited to, the elements detailed by the Public Utility Commission as necessary for the filing of a Statement of Intent to Change Rates. The test year may be updated for more current data and shall be adjusted for known and measureable changes.

SECTION 2. THAT the City's designated representatives shall have the right to obtain additional information from Oncor through the filing of requests for information, which shall be responded to within fifteen (15) days from the receipt of such request for information.

SECTION 3. THAT the City's designated representatives shall file their analysis of Oncor's filing and information on or before October 13, 2016.

- SECTION 4. THAT Oncor shall file any rebuttal to the analysis of City's representatives on or before November 10, 2016. With its rebuttal, Oncor may present whatever additional information it desires to defend its current rates.
- SECTION 5. THAT a public hearing shall be conducted by the City Council for the City of Hurst during a regular council meeting scheduled between November 15 and December 15. At such hearing a representative of Oncor and a representative of the City of Hurst's consultants will each be allowed to address the City Council and summarize previously filed reports for no more than 15 minutes. Based upon such hearing, a determination of the reasonableness of the existing rates of Oncor shall be made by the City Council and, if necessary, just and reasonable rates shall be determined to be thereafter observed and enforced for all services of Oncor within the City of Hurst, Texas.
- SECTION 6. THAT the City Council may, from time to time, amend this procedural schedule and enter additional orders as may be necessary in the public interest and to enforce the provisions hereof.
- SECTION 7. THAT subject to the right to terminate employment at any time, the City of Hurst hereby ratifies the Steering Committee's selection of Geoffrey Gay with the law firm of Lloyd, Gosselink, Rochelle & Townsend as legal counsel to assist the City of Hurst in its ratemaking and to prosecute any appeals to the Texas Public Utility Commission or court. The Executive Committee of the Steering Committee of Cities Served by Oncor shall retain appropriate consultants to prepare a report and make rate recommendations.
- SECTION 8. THAT fees and expenses of attorneys and consultants assisting the City in the Steering Committee's review of the reasonableness of Oncor's rates will be processed through the Steering Committee but the City reserves the right to seek reimbursement from Oncor pursuant to the PURA Section 33.023.
- SECTION 9. THAT it is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required by law, and that public notice of the time,

place, and purpose of said meeting was given all as required by Section 551.041, Texas Government Code.

SECTION 10. THAT a copy of this Resolution shall be sent to E. Allen Nye, Jr., Senior Vice President, General Counsel and Secretary, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202, and to Geoffrey Gay, General Counsel to the Steering Committee of Cities Served by Oncor, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

AND IT IS SO RESOLVED.

The above and foregoing resolution was passed and approved on this the 26th day of April 2016, by the following vote:

Ayes:
Nays:
Abstentions:

At regular meeting April 26, 2016.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Richard Ward, Mayor

Approved as to form and legality:

City Attorney

Future Event Calendar

April 26, 2016

DATE AND TIME	ACTIVITY
April 25 – May 3, 2016 Hours and additional voting sites listed on City website hursttx.gov or Tarrantcounty.com/elections	General Election – Early Voting Hurst Recreation Center - 700 Mary Drive
Tuesday, April 26, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
Saturday, April 30, 2016 7:00 a.m. – Noon	Good Neighbor Day Bellaire Shopping Center
Saturday, May 7, 2016 7:00 a.m. – 7:00 p.m.	General Election Hurst Public Library – 901 Precinct Line Road
Tuesday, May 10, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, May 17, 2016 6:30 p.m.	Regular City Council Meeting (moved from May 24, 2017) City Council Chambers
Monday, May 30, 2016	Holiday – City Offices Closed