

**Minutes**  
**Hurst City Council**  
**Work Session**  
**Tuesday, September 27, 2016**

On the 27th day of September 2016, at 5:10 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
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Managing Director of Development
Duane Hengst	)	City Engineer
Ashleigh Johnson	)	Managing Director of Communications
Kara McKinney	)	Marketing and Multimedia Specialist
Shelly Klein	)	Communications Specialist

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 5:10 p.m.

**II. Informational Items**

- **Discussion of proposed Atmos steel line replacement project** – Atmos representative Kelly Pacleb provided an overview of their steel line replacement project that starts the week of October 3, 2016 and is scheduled to finish the end of December 2016. Ms. Pacleb provided a map of the targeted area and reviewed communication efforts with residents. Ms. Pacleb stated this is an ongoing project for Atmos to replace steel pipe with poly pipe. Ms. Pacleb introduced Atmos Representative Tommy Clark and Michael Mangum who provided updates on Atmos projects in the City.
- **Discussion of proposed City Website Design project** – Managing Director of Communications Ashleigh Johnson provided an update on the City’s website design project. Councilmembers requested consistency between departments and City Manager Clay Caruthers stated staff plans to unveil during the February Town Hall meeting.

City Council discussed the items listed below in the following order: Item IV; Item VII; Item VI; Item V, Item X; Item XI, Item XIV; Item XII and Item XIII.

**III. Discussion of Agenda Item(s) 6, 7, 8 and 9**

Consider Ordinance 2331 (a), second reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017.

Consider Ordinance 2331 (b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2016-2017 Budget.

Consider Ordinance 2332, second reading, setting the tax rate for the 2016 tax year.

Consider Ordinance 2333, second reading, approving all water and wastewater rates for Fiscal Year 2016-2017

City Manager Caruthers stated these items were all second readings for the budget process.

**IV. Discussion of Agenda Item(s) 10**

Conduct a Public Hearing to consider the amendment of land use assumptions, capital improvements plan, and the impact fees imposed by the City, and stated the action item will be on the next City Council agenda.

Executive Director of Public Works Greg Dickens briefed Councilmembers on the public hearing process required by state law for the amendment of land use assumptions, capital improvements plan, and the impact fees imposed by the City.

City Manager Caruthers noted that on agenda item 5 on the regular agenda, staff anticipates returning to Council for a possible contract amendment due to recent testing of the paint on the water tower. He explained staff requests the Council take the current action tonight to enter into the Engineering Services Contract with Deltatek, Inc., but additional engineering services may be added to address the type and age of paint on the current tank.

**V. Discussion of Agenda Item(s) 11 and 12**

Conduct a Public Hearing to consider Z-16-01, Putt-Putt Golf and Games, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820.

Consider Ordinance 2334, first reading, adopting Z-16-01, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820

Managing Director of Planning Michelle Lazo briefed Councilmembers on Z-16-01, Putt-Putt Golf and Games, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820, and Ordinance 2334 reviewing the addition of the two story bowling alley,

signage, landscaping and parking. She stated most of the other existing features will remain. Ms. Lazo noted the site will be under parked at 216 spaces, but the applicant is not concerned due to their other existing businesses with a similar parking area.

**VI. Discussion of Agenda Item(s) 13 and 14**

Conduct a Public Hearing to consider SP-16-05, Norwood North, a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway.

Consider Ordinance 2335, first reading, adopting SP-16-05, Norwood North, adopting a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway

Managing Director of Planning Michelle Lazo briefed Councilmembers on SP-16-05, Norwood North, a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway and Ordinance 2335 reviewing the proposed 9,000 square foot retail/restaurant development, including proposed signage to incorporate the existing Bank of Texas monument sign.

**VII. Discussion of Agenda Item(s) 15 and 16**

Conduct a Public Hearing to consider Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway.

Consider Ordinance 2336, first reading, adopting Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway

Managing Director of Planning Michelle Lazo briefed Councilmembers on Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway, and Ordinance 2336, reviewing the enclosed indoor storage facility, grade change between the residential area and the business, security, lighting, and fencing.

**VIII. Discussion of Agenda Item(s) 17**

Consider P-16-04, Putt-Putt Golf and Games Addition, a replat of Lot 1 to Lot 1A, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 NE Loop 820 Highway.

Managing Director of Planning Michelle Lazo stated this item is associated with agenda items 11 and 12.

**IX. Discussion of Agenda Item(s) 18**

Consider P-16-05, Norwood North Addition, a replat of Lot A1 to Lots A1A and A1B, Block 1, Norwood North Addition, being 4.795 acres located at 500 Grapevine Highway

Managing Director of Planning Michelle Lazo stated this item is associated with agenda items 13 and 14.

**X. Discussion of Agenda Item(s) 19**

Consider P-15-07, Lifegate Addition, a final plat of Lot 1, Block 1, Lifegate Addition, being 2.52 acres located at 1345 Yates Drive.

Managing Director of Planning Michelle Lazo stated this plat is for a proposed church and rezoning is not required.

**XI. Discussion of Agenda Item(s) 20**

Consider Ordinance 2337, first reading, setting forth registration requirements and credit extension guidelines for credit access businesses.

Executive Director of Planning Steve Bowden briefed Councilmembers on Ordinance 2337, first reading, setting forth registration requirements and credit extension guidelines for credit access businesses noting the joint effort between the cities of Hurst, Euless and Bedford to adopt the Texas Municipal League model ordinance. Mr. Bowden provided Council a revised Ordinance with a January 2017 effective date.

**XII. Discussion of Agenda Item(s) 21**

Consider Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project.

Deputy City Manager Allan Heindel briefed Councilmembers on agenda items 21 and 22 regarding Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project, and an agreement with Kimley-Horn and Associates, Inc., to provide the design and engineering services for the Green Ribbon Landscape Project. Mr. Heindel stated this is a win win grant project.

**XIII. Discussion of Agenda Item(s) 22**

Consider authorizing the city manager to enter into an Agreement with Kimley-Horn and Associates, Inc. to provide the design and engineering services for the Green Ribbon Landscape project

**XIV. Discussion of Agenda Item(s) 23**

Consider authorizing the city manager to enter into an agreement with Catalyst Commercial Inc. to complete a redevelopment plan.

City Manager Clay Caruthers noted the handout being provided by Economic Development Director Bowden, and stated if Council wishes more time to review, the item can be tabled to the October 11, 2016 City Council meeting agenda.

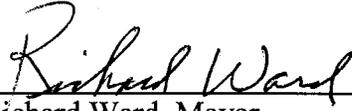
**XV. Adjournment - The work session adjourned at 6:22 p.m.**

**APPROVED** this the 11th day of October 2016.

**ATTEST:**

  
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Rita Frick, City Secretary

**APPROVED:**

  
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Richard Ward, Mayor