

**Minutes
Hurst City Council
Work Session
Tuesday, February 12, 2019**

On the 12th day of February 2019, at 5:40 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Larry Kitchens)	
Jon McKenzie)	
Cathy Thompson)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Allan Heindel	)	Deputy City Manager
John Boyle	)	City Attorney
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Steve Bowden	)	Executive Director of Economic Development
Clayton Fulton	)	Executive Director of Strategic and Fiscal Services
Steven Niekamp	)	Police Chief
Jim Pell	)	Police Lieutenant
Malaika Marion Farmer	)	Executive Director of Administration and Customer Service
Michelle Lazo	)	Executive Director of Planning and Development
Kara McKinney	)	Public Information Officer

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

I. Call to Order – Mayor Wilson called the meeting to order at 5:40 p.m.

II. Informational Items

- **Discussion and Legislative Update – No Discussion.**
- **Discussion and Update of Town Hall Forum –** Executive Director of Administration and Customer Service Malaika Marion Farmer provided an overview of the February 28, 2019 Town Hall Forum noting the format will be the same as 2018, the give-away will be from Tiff Treats and the Chairs of the Boards, Commissions and Committees will be invited to attend. City Manager Caruthers also noted the Citizen Survey is currently live and will also be available at the Town Hall Forum for citizens to complete.
- **Staff Update and Discussion of police reporting and Police Department’s presentation of Annual Racial Profiling Report –** Police Chief Steve Niekamp provided Council a copy of the Annual Racial Profiling Report and explained how the

statistics are formulated. He reviewed how Hurst compared to area County statistics and noted no areas of concern.

Council discussed the work session items in the following order: VI, VII, IV, and III. The remaining items were not discussed during work session.

III. Discussion of Agenda Item(s) 5

Consider authorizing the city manager to approve the use of a U.S. Communities Contract with Amazon Business.

City Manager Clay Caruthers briefed Council on the use of purchasing with Amazon noting the contract will help streamline the purchasing process and save dollars through negotiated pricing. He explained Amazon offers items unavailable elsewhere and Amazon does pay the City sales tax.

IV. Discussion of Agenda Item(s) 6

Consider authorizing the city manager to enter into a Professional Services Agreement with The Management Connection.

City Manager Caruthers briefed Council on the Professional Services Agreement with The Management Connection including the strategic planning, hiring for the right fit and leadership development. As example of leadership development, he announced the promotion of Clayton Fulton and Malaika Marion Farmer to Assistant City Managers with the upcoming retirement of Deputy City Manager Allan Heindel. He stated, through Joe's services, the City receives the value of an independent group.

V. Discussion of Agenda Item(s) 7

Consider Ordinance 2404, first reading, amending Chapter 9-Flood Hazard Prevention of the Code of Ordinances.

VI. Discussion of Agenda Item(s) 8, 9, 10, and 11

Conduct a Public Hearing to consider Z-18-03 Pipeline Condos, a zoning change with a site plan from GB-PD to R3-PD for AR-1, Block 2, Continental Addition, being 1.16 acres located at 1040 West Pipeline Road.

Consider Ordinance 2405, first reading, Z-18-03 Pipeline Condos, a zoning change with a site plan from GB-PD to R3-PD for AR-1, Block 2, Continental Addition, being 1.16 acres located at 1040 West Pipeline Road.

Executive Director of Planning and Development Michelle Lazo briefed Council on Z-18-03 Pipeline Condos, a zoning change with a site plan from GB-PD to R3-PD for AR-1, Block 2, Continental Addition, being 1.16 acres located at 1040 West Pipeline Road reviewing the site plan, providing new Exhibits "F" and "G", noting the adjustments made as requested by the Planning and Zoning and Commission. She stated the applicant is requesting a 20 foot setback off of Pipeline. In response to Councilmember questions, Ms. Lazo stated the dumpster location meets ordinance requirements and the goal is shared access off of Pipeline.

Conduct a Public Hearing to consider SP-18-06 Service First Auto Center, a site plan for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Consider Ordinance 2406, first reading, SP-18-06 Service First Auto Center, a site plan for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Executive Director of Planning and Development Michelle Lazo briefed Council on SP-18-06 Service First Auto Center, a site plan for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres, located at 701 Grapevine Highway, providing new Exhibits "A", "J" and "T". She noted the improvements to the drainage channel, reviewed the 17 bay automotive service, which will service high-end cars and provide minor automotive services. Ms. Lazo stated the applicant exceeds landscaping requirements, will provide a dog park and play area for children, foot lighting at the property line and reviewed elevations and signage.

VII. Discussion of Agenda Item(s) 12

Consider Resolution 1723 ordering a Bond Election to be held in the City of Hurst, May 4, 2019.

City Manager Clay Caruthers noted this items calls for the May 4, 2019 bond election for an Animal Services Center. He stated the preliminary estimates, from the Construction Manager at Risk, is \$7.5 million, which will not be exceeded. He also noted the resolution provides a forty year debt life, but staff's goal is twenty, and no more than thirty. He explained that Council action does not require a City election, but meets the legal requirement for calling the election.

VIII. Discussion of Agenda Item(s) 13

Consider Resolution 1724 of the City of Hurst, Texas, in support of local control for the 86th Legislative Session

As an informational item, Mayor Wilson noted contact by a company, that provides programming on public broadcasting, interested in producing a segment on Hurst. City Manager Caruthers stated staff will follow up and place on a future agenda, if necessary.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Tex. Government Code Section Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and Section 551.071, consultation with City Attorney regarding pending litigation in City of Hurst, Texas v. Baugus Properties, Inc., et. al and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Wilson did not recess to Executive Session.

IX. Adjournment – The meeting adjourned at 6:26 p.m.

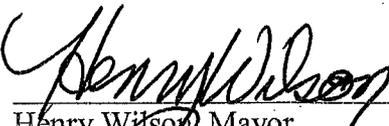
APPROVED this the 26th day of February 2019.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor