

City Council Minutes
Tuesday, May 28, 2019

On the 28th day of May 2019, 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:

Henry Wilson	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
David Booe	)	Councilmembers
Jon McKenzie)	
Cathy Thompson)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Sam Hawk	)	City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Steven Niekamp	)	Police Chief
Billy Keadle	)	Assistant Police Chief
James Eubanks	)	Police Lieutenant
Michelle Lazo	)	Executive Director of Planning and Community Development

With the following Councilmember absent: Bill McLendon, constituting a quorum; at which time, the following business was transacted:

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

Councilmember David Booe gave the Invocation.

The Pledge of Allegiance was given.

PERSON(S) TO BE HEARD

1. Presentation by Hurst-Eules-Bedford Independent School District representative on the progress of the HEB Reads! program. Library Director Jesse Loucks advised HEB ISD representative Kiëra Elledge was not able to attend and provided an overview of the HEB ISD 4th Annual HEB Reads! event. He noted the mission and goals of the program designed to prevent “summer slide.” Mr. Loucks also presented the Wayne Williams Library Project of the Year Award received by the libraries of Hurst, Eules, and Bedford for their joint Think Tank project. Councilmember Kitchens noted Donna Park is part of the program, and his wife Carolyn, is Chair of the Daughters of American Revolution Community Education Committee, which donated over 750 books for the program.

CONSENT AGENDA

2. Considered approval of the minutes for the May 14, 2019 City Council meetings.
3. Considered approval of land survey funding for the Animal Shelter and Adoption Center Project.
4. Considered review and recommendation to the city manager amending residential permit fees.

Councilmember Kitchens moved to approve the consent agenda. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

PUBLIC HEARING(S) AND RELATED ITEM(S)

5. Conducted a public hearing to consider SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2, Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway.

Mayor Wilson announced a public hearing to consider SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2, Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway, and recognized Executive Director of Planning and Community Development Michelle Lazo who reviewed the site plan noting the applicant purchased the Frost Bank Building at Mid Cities and Grapevine Highway with plans to demolish the building to build a 2,800 square foot Murphy Express convenience store with eight (8) fuel pumps. Ms. Lazo reviewed access, elevations, landscaping and signage. Also noted were plans to remove several trees, which will be mitigated. Mayor Wilson recognized Wayne Gibson, 200 Peachtree, El Dorado, Arkansas, Murphy USA, who expressed appreciation to the Council and provided a brief history of their company. Mr. Gibson also noted a \$10,000 to \$11,000 a month tax impact for the City with the proposed store.

There being no one else to speak, Mayor Wilson closed the public hearing.

In response to Councilmembers' questions, Mr. Gibson stated the Frost Bank site is 2.27 acres and the convenience store site is 1.27 acres, leaving an additional acre parcel. He also stated their convenience store is typically smaller than competitors but carry similar items.

6. Considered Ordinance 2415, first reading, SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway.

Councilmember Shepard moved to approve SP-19-02 Murphy Express and Ordinance 2415, a site plan for a portion of Lot 2R1, Block 2, Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard
No: None

7. Conducted a public hearing to consider Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive.

Mayor Wilson announced a public hearing to consider Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive and recognized Executive Director of Planning and Community Development Michelle Lazo who reviewed the proposed zoning case noting the applicant Tommy Cunningham is requesting to rezone and develop four (4) single-family lots with homes. He is requesting a 5' side yard and 15' rear yard setback. Ms. Lazo stated the average dwelling size will range between 1,600 and 2,000 square feet and have a two car garage, and Developer Tommy Cunningham was present to answer questions. Mayor Wilson recognized Hamilton Duffy Engineer Trevor Truss, 8241 Mid Cities Boulevard, North Richland Hills, Texas who reviewed the proposed development.

There being no one else to speak, Mayor Wilson closed the public hearing.

In response to Councilmembers' questions, Mr. Truss stated the renderings presented are typical, but there could be differences. He stated the homes will likely be 1,800 to 2,000 square feet, with a value of approximately \$299,000, and completion timeline of six months.

8. Considered Ordinance 2416, first reading, Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive.

Councilmember Booe moved to approve zoning case Z-19-01 Shady Oaks, Ordinance 2416, a zoning change with a site plan from MU-PD to R1-PD for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard
No: None

9. Conducted a public hearing to consider SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street.

Mayor Wilson announced a public hearing to consider SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1, K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street, and recognized Executive Director of Planning and Community Development Michelle Lazo who noted the owner Eric Laub is requesting the site plan revision to construct eight (8) new carport structures to cover 64 parking spaces throughout the property. She stated the majority of structures will be on the north side of the complex and no parking spaces will be lost. Ms. Lazo reviewed the location of the structures and the elevation of the 26 gauge R-panel construction. Mayor Wilson recognized owner Eric Laub, 10925 Crooked Creek Circle, Dallas, Texas, who stated he has owned the complex for 30 years and would like to add the carports. Mayor Wilson recognized Trasa Cobern, 2060 Normandy Drive, Hurst, Texas, who questioned the height of the carports and if they would cause a visual issue for neighbors. Mr. Laub stated, basically, no one will see anything.

There being no one else to speak, Mayor Wilson closed the public hearing.

In response to Councilmembers' questions, Mr. Laub stated no handicapped spaces will be lost and had no concern with the single pole design regarding wind load.

10. Considered Ordinance 2417, first reading, SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street.

Councilmember Kitchens moved to approve SP-19-03 Park Place Apartments and Ordinance 2417, first reading, a site plan revision for Lot B3R, Block 1, K-Mart Plaza Addition being 7.76 acres located at 621 Arcadia Street. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

PLAT(S)

11. Considered P-19-01 Canaan Center Addition, a replat of Lot 1 to Lot 1R, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Mayor Wilson recognized Executive Director of Planning and Community Development Michelle Lazo who reviewed the proposed replat stating it is simply to clean up and remove an existing fire lane and add additional easements for the Service First Automotive Center. In response to Councilmembers' questions, Ms. Lazo stated the engineering has been reviewed and accepted.

Councilmember Thompson moved to approve P-19-01 Canaan Center Addition, a replat of Lot 1 to Lot 1R, Block 1, Canaan Center Addition, being 2.35 acres located at 701

Grapevine Highway. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

RESOLUTION(S)

12. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, including the adoption of Resolution 1735 pertaining thereto

City Manager Clay Caruthers who stated Certificate of Obligations are scheduled in the financial plans for drainage and street work in the City. He stated Assistant City Manager Clayton Fulton will review this item and Hilltop Securities representative Nick Bulaich is also present to answer questions. Mr. Fulton noted the City's history of maintaining the streets and budget worksession discussions regarding the pavement index results and plans to invest in streets. He also noted major needs in drainage channels. Resolution 1735 authorizes notice of intention publication, and the Certificate of Obligations will be considered during the July 9, 2019 City Council meeting. He stated the City will remain below the debt policy ratio of 75% maintenance and operations and 25% Interest and Sinking and noted the tax rate impact of about 2 cents for both the General Obligation Bonds and the Certificate of Obligations.

In response to Councilmembers' questions, City Manager Caruthers stated funds should be received in August and work on the streets should start immediately thereafter. Mr. Fulton stated coupling the General Obligations with the Certificates of Obligations creates efficiencies and saves costs when issuing the debt. Mr. Caruthers also noted that bond interest rates and interest rates do not go hand-in-hand. Mr. Bulaich stated currently rates are around 3%.

Councilmember Booe moved to approve Resolution 1735 authorizing the publication of a notice of intention to issue Certificates of Obligation. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

13. Considered Resolution 1736 denying Oncor's application to increase electric rates.

Assistant City Manager Clayton Fulton briefed Council on Oncor's application to increase electric rates, explaining Oncor filed an application for approval to amend rates seeking an increase in distribution revenues of \$29,433,804. Mr. Fulton stated the proposed resolution denies the proposed application and authorizes the City to join with

the steering committee of cities to evaluate the filing, determine whether the filing complies with law, and then negotiate a better rate.

Councilmember Shepard moved to approve Resolution 1736 denying Oncor Electric Delivery Company, LLC's Distribution Cost Recovery Factor application. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

OTHER BUSINESS

14. Considered authorizing the city manager to enter into a Purchase Agreement with GT Distributors to purchase Glock pistols and related equipment.

Mayor Wilson recognized Police Chief Steve Niekamp and Detective Jacob Eubanks who reviewed the proposed Purchase Agreement with GT Distributors for Glock pistols and related equipment. Reviewed were current equipment, safety issues, costs and technology. Staff noted the more advanced design uses fewer moving and internal parts, increases rounds from 25 to 69, almost tripling capacity of ammo, has mounted flashlights and a red dot system optic, which all improves officer safety and ultimately customer service. Chief Niekamp stated funding comes from estimated trade-in values of current pistols and equipment and the Traffic Signal Safety Fund. He stated the project is estimated at a total cost of approximately \$70,000.00.

Councilmember Thompson moved to authorize the city manager to enter into a Purchase Agreement with GT Distributors, for the purchase of pistols and related equipment, for a total amount not to exceed \$70,000,00. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Kitchens, McKenzie, Thompson and Shepard

No: None

15. Council reviewed the following board, commission and committee meeting minutes:
- Animal Services Advisory Committee
 - Historical Landmark Preservation Committee
16. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the calendar items noted in the agenda packet.
17. City Council Reports - Items of Community Interest. No reports were given.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. No one spoke.

ADJOURNMENT

The meeting adjourned at 7:26 p.m.

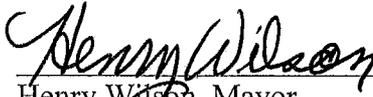
APPROVED this the 11th day of June 2019.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor