

**Minutes
Hurst City Council
Work Session
Tuesday, May 28, 2019**

On the 28th day of May 2019, at 5:34 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
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
Steve Bowden	)	Executive Director of Economic Development
Steven Niekamp	)	Police Chief
Billy Keadle	)	Assistant Police Chief
James Eubanks	)	Police Lieutenant
Michelle Lazo	)	Executive Director of Planning and Development

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

- I. Call to Order** – the meeting was called to order at 5:34 p.m.
- II. Informational Items** – City Manager Clay Caruthers introduced Attorney Sam Hawk, in attendance for Attorney John Boyle.
 - **Discussion and Legislative Update** – City Manager Caruthers provided a brief overview of legislation that passed and failed during the 86th Legislature noting the impact to the City regarding red light cameras, building fees and materials, court fines, and revenue caps. He stated staff will continue to inform Council of the impact of these bills as more information becomes available.
- III. Discussion of Agenda Item(s) 3**
Consider approval of land survey funding for the Animal Shelter and Adoption Center Project

City Manager Clay Caruthers noted preliminary survey work was done for the animal shelter and adoption center, but the final surveying work will go beyond the \$15,000 professional services authorization. Staff anticipates the total cost to be between \$25,000 and \$30,000 but have requested \$50,000.

IV. Discussion of Agenda Item(s) 4

Consider review and recommendation to the city manager amending residential permit fees

City Manager Clay Caruthers noted the passage of SB 852, which prohibits basing a residential permit fee on value. He stated to comply with new state law, staff is proposing to change the remodel fees from the current value-based price structure to .80 per square foot of the remodeled area on a residential remodel, and that fortunately many other fees, such as a fence and swimming pool are based on flat fees. He spoke of plans to review fees when the new building official starts and will bring any recommendations to the Codes, Appeals and Advisory Board and City Council for review. Mr. Caruthers also noted multi-family permits are being reviewed regarding the impact of the new legislation, but this amendment is to comply with the new state law. Executive Director of Planning and Community Development Michelle Lazo stated the square footage is calculated under roof. In response to Councilmembers' questions, City Manager Caruthers stated, due to the multiple types of remodels, it is hard to state a dollar loss on this item. He stated on the totality of the legislation discussed earlier, it is in the millions.

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

Conduct 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

Consider 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

Executive Director of Planning and Community Development Michelle Lazo briefed Council on 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 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 several trees to be removed and that they would be mitigating on site.

VI. Discussion of Agenda Item(s) 7 and 8

Conduct 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

Consider 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

Executive Director of Planning and Community Development Michelle Lazo briefed Council on 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 noting the applicant Tommy Cunningham is requesting to rezone to 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.

VII. Discussion of Agenda Item(s) 9 and 10

Conduct 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

Consider 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

Executive Director of Planning and Community Development Michelle Lazo briefed Council on 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. Mr. 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 no parking spaces would be lost, reviewed the location of the structures and the elevation of the 26 gauge R-panel construction.

VIII. Discussion of Agenda Item(s) 11

Consider 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

Executive Director of Planning and Community Development Michelle Lazo briefed Council on the proposed replat noting the applicant is requesting to remove the platted fire lane and amend easements in preparation for the construction of the new Service First Automotive Center.

IX. Discussion of Agenda Item(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

Assistant City Manager Clayton Fulton briefed Council and the proposed Certificate of Obligation for streets and drainage noting tonight's action is only for the authorization to publish the Notice of Intent. Mr. Fulton explained the City's history of well-maintained streets and bond issuances. He stated the proposed issuance is expected to be less than .02 capacity and less than 25% of the total tax rate. In response to Councilmember's questions, City Manager Caruthers stated some debt would be retiring within the next few years, after the fire truck lease expires. Mr. Fulton stated he believed they would still be below 10% debt ratio policy.

X. Discussion of Agenda Item(s) 13

Consider 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 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 rate.

XI. Discussion of Agenda Item(s) 14

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

Police Chief Steve Niekamp and Lieutenant Jacob Eubanks briefed Council on 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, mounted flashlights and a red dot system optic, which improves officer safety and ultimately customer service.

XII. Adjournment – The meeting adjourned at 6:27 p.m.

APPROVED this the 11th day of June 2019.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor