

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
FIRST FLOOR CONFERENCE ROOM
TUESDAY, MARCH 10, 2020 – 5:30 P.M.**

I. Call to Order

II. Informational Items

-) **Staff Update of upcoming Calendar Items**
-) **Staff Update and Discussion Community Services Cost Recovery Project**
-) **Staff Discussion of Karla Drive right-of-way improvements**
-) **Staff Update and Discussion of Tarrant Regional Transportation Coalition (TRTC) proposed bylaws**

III. Discussion of Agenda Item(s)

Presentation and acceptance of the Comprehensive Annual Financial Report (CAFR) by BKD CPAs & Advisors (BKD)

Paul Brown

IV. Discussion of Agenda Item(s)

Consider authorizing the city manager to enter into a contract for Pavement Joint & Crack Sealing Service through the interlocal cooperative purchasing agreement

Greg Dickens

V. Discussion of Agenda Item(s)

Consider authorizing the city manager to proceed with the 2020 Hurst Conference Center equipment replacement project

Chris Connolly

EXECUTIVE SESSION in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) and to reconvene in Open Session at the conclusion of the Executive Session

ADJOURNMENT

Posted by: _____

This the 6th day of March 2020, 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, MARCH 10, 2020**

AGENDA:

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

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

CALL TO ORDER

INVOCATION (Mayor Henry Wilson)

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. Presentation of the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2017-2018
2. Presentation and acceptance of the Comprehensive Annual Financial Report (CAFR) by BKD CPAs & Advisors (BKD)

CONSENT AGENDA

3. Consider approval of the minutes for the February 25, 2020 City Council meetings
4. Consider Ordinance 2434, second reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road
5. Consider Ordinance 2435, second reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway

OTHER BUSINESS

6. Consider authorizing the city manager to enter into a contract for Pavement Joint & Crack Sealing Service through the interlocal cooperative purchasing agreement
7. Consider authorizing the city manager to proceed with the 2020 Hurst Conference Center equipment replacement project

8. Review of board, commission and committee meeting minutes:
9. Review of upcoming calendar items
10. City Council Reports - Items of Community Interest

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 Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) and to reconvene in Open Session at the conclusion of the Executive Session

11. Take any and all action ensuing from Executive Session

ADJOURNMENT

Posted by: _____

This 6th day of March 2020, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 561.087 of the 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: Presentation of the Government Finance Officers Association’s (GFOA) Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2017-2018

Supporting Documents:

Award Certificate

Meeting Date: 3/10/2020

Department: Fiscal and Strategic Services

Reviewed by: Paul Brown

City Manager Review:

Background/Analysis:

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting program in 1945 and it has become the highest form of recognition in governmental accounting and financial reporting. Fiscal Year 2017-2018 marks the 45th consecutive year that the City has received this award. Only 19 cities nationwide, including 4 Texas cities, have received the award for at least forty-four years.

To be eligible for a Certificate of Achievement, the City’s Comprehensive Annual Financial Report (CAFR) must meet the following requirements:

- Include all financial statements presented in conformity with generally accepted accounting principles (GAAP)
- Audited in accordance with generally accepted auditing standards
- Provide a clear and thorough view of the government’s financial condition by demonstrating a “spirit of full disclosure” to clearly communicate its financial story
- Organized efficiently
- Adhere to certain terminology and formatting conventions

Seventeen specific categories are graded and include Management’s Discussion and Analysis, all financial statements, note disclosures, supplemental information and the statistical section. Hurst received a grade of proficient in all categories.

Funding Sources and Community Sustainability:

Applying for this award requires a nominal investment of time and financial resources. Participating in this program recognizes the efforts of Fiscal Services' staff and is the culmination of the annual audit process.

This award fits within the Hurst Way by furthering our goals of Public Service and Financial Sustainability. The award is based on the City's CAFR, which provides information to the Community, Council, and staff about how the City manages its resources, including its financial position and results of operations.

Recommendation:

Staff recommends City Council accept the GFOA's Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2017-2018.



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Hurst
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

Christopher P. Morill

Executive Director/CEO

City Council Staff Report

SUBJECT: Presentation of the Comprehensive Annual Financial Report (CAFR) by BKD CPAs & Advisors (BKD)

Supporting Documents:

CAFR for Fiscal Year Ended September 30, 2019

Meeting Date: 3/10/2020

Department: Fiscal and Strategic Services

Reviewed by: Paul Brown

City Manager Review:

Background/Analysis:

The City's audit firm, BKD, will present the CAFR for fiscal year ended September 30, 2019.

The independent audit was conducted in accordance with Section 5.45 of the City Charter, which states "The council shall cause an independent audit to be made of the books of account, records, and transactions of all the administrative departments of the city at least once yearly."

A draft of the independent audit report was presented to the City Council during the Work Session on February 18, 2020.

Funding and Sources:

While there is no fiscal impact, the CAFR supports the Hurst Way by furthering our goals of Public Service and Financial Sustainability. The CAFR provides information to the Community, Council, and staff about how the City manages its resources, including its financial position and results of operations.

Recommendation:

Staff supports the presentation of the audited CAFR for fiscal year ended September 30, 2019 to the City Council.

**Minutes
Hurst City Council
Work Session
Tuesday, February 25, 2020**

On the 25th day of February 2020, at 5:38 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)	
Cathy Thompson)	
Bill McLendon)	
Cindy Shepard)	
Jon McKenzie)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	Assistant City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Greg Dickens	)	Public Works Director
Michelle Lazo	)	Executive Director of Planning and Development
Gini Connolly	)	Director of Community Development and GIS Services
Sunny Patel	)	Director of Information Services

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 5:38 p.m.

II. Informational Items

-) **Staff Update of upcoming Calendar Items.** Staff noted the upcoming Board, Commission and Committee Banquet.
-) **Staff Update and Discussion Cost Recovery Project** – Executive Director of Community Services Kyle Gordon provided an update on the Community Services Cost Recovery Project and reviewed information on the upcoming workshops to obtain the community’s input regarding the degree to which each park, recreation and senior program benefits the community.

III. Discussion of Agenda Item(s) 3

Consider Resolution 1762 ratifying the decision of the city manager to accept the dedication of the ONCOR easement for the Hurst Animal Shelter for the purposes of constructing and maintaining the underground sanitary sewer pipeline on Manning, Delilah C Survey Abstract 1046 Tract 3B03.

City Manager Clay Caruthers briefed Council on the proposed Resolution 1762 ratifying the acceptance of an ONCOR easement for the Hurst Animal Shelter.

IV. Discussion of Agenda Item(s) 4 and 5

Consider authorizing the city manager to enter into the First Amendment to the Construction Contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.

Consider authorizing the city manager to enter into a Mutual Consent to Terminate Agreement to the Construction Contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.

City Manager Clay Caruthers briefed Council on the First Amendment to the Construction Contract and Mutual Consent to terminate Agreement for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements, noting an amicable agreement to part ways and stated the contractor was not prepared for this particular project on Zelda.

V. Discussion of Agenda Item(s) 6

Consider authorizing the city manager to proceed with a Change Order to the EnerGov Permitting and Code Enforcement Software Project for additional professional services and software licensing.

City Manager Clay Caruthers briefed Council on the change order to the EnerGov Permitting and Code Enforcement Software Project noting a change in plans from a shared services project to a full implementation project. He noted the additional funding will cover labor costs in Phase II and that compared to other area cities the costs are in-line with this scope of service. He noted other benefits associated with a full service implementation and staff's anticipation of an October 9 implementation date. Also noted were defrayed overtime savings and Council Strategic Priorities for Customer Service and Innovation.

VI. Discussion of Agenda Item(s) 7

Consider authorizing the city manager to enter into a contract for a period of twelve months with an option for four additional twelve-month renewals with JNA Painting & Contracting for citywide painting services.

Executive Director of Community Services Kyle Gordon briefed Council on the proposed contract with JNA Painting & Contracting for citywide painting services noting the contractor has an excellent reputation and that any project exceeding \$25,000 will still come before Council. In response to Council questions, Mr. Gordon stated the price is based on square feet and unit price.

VII. Discussion of Agenda Item(s) 8

Conduct a Public Hearing and Consider Ordinance 2434, first reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road.

Executive Director of Planning and Community Development Michelle Lazo briefed Council on the proposed site plan SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road noting the applicant plans to demolish the Johnny Carino's and develop a RaceTrac market and gas station with 5,411 square feet and eight fuel pumps. Reviewed were building signage, two monument signs including a city entrance sign, ingress and egress access with deceleration lanes, and building elevations. In response to Council questions, Ms. Lazo stated there will be no left turn onto Precinct Line Road.

VIII. Discussion of Agenda Item(s) 9

Conduct a Public Hearing and Consider Ordinance 2435, first reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, 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 site plan SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway. Ms. Lazo noted the original plan required a six-foot masonry screening fence on top of a retaining wall adjacent to the channel. Ms. Lazo stated the existing retaining wall could not support the heavy masonry fence. That the applicant is requesting to replace the masonry with a lighter material. She stated the developer went door to door to receive input from adjacent neighbors and the consensus was a wrought iron and cedar fence.

IX. Discussion of Agenda Item(s) 10

Consider P-20-01, Taylor Addition, a replat of Lot A to Lot A-R, Block 1, Taylor Addition, being .737 acre located at 751 Pipeline Court.

Executive Director of Planning and Community Development Michelle Lazo briefed Council on the proposed replat of Lot A to Lot A-R, Block 1, Taylor Addition, being .737 acre located at 751 Pipeline Court noting a simple replat for townhomes with four units.

EXECUTIVE SESSION in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Wilson did not recess to Executive Session.

Adjournment – The meeting adjourned at 6:10 p.m.

APPROVED this the 10th day of March 2020.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Minutes
Tuesday, February 25, 2020

On the 25th day of February 2020, 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
Cathy Thompson)	
Bill McLendon)	
Jon McKenzie)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	Assistant City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Michelle Lazo	)	Executive Director of Planning and Development
Steve Bowden	)	Executive Director of Economic Development
Kara McKinney	)	Public Information Officer
Shelly Klein	)	Outreach Coordinator

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.

Mayor Pro Tem Larry Kitchens gave the Invocation.

The Pledge of Allegiance was given. The Texas Pledge was given.

PRESENTATION(S)

1. Presentation of 2019 Texas Association of Municipal Information Officers (TAMIO) Award. Assistant City Manager Malaika Marion Farmer introduced Outreach Coordinator Shelly Klein who received the 2019 Texas Association of Municipal Information Officers (TAMIO) award. She also noted 50% of users utilize the Mobile App and that all data options are heavily utilized. She stated it has been three years since the website launched and that she is proud of the Communication staff and all they do to continue updating the website. Ms. Klein thanked all of the departments for their work, noting everyone contributes. Mayor Wilson presented the award and thanked Shelly and staff.

CONSENT AGENDA

2. Consider approval of the minutes for the February 11 and 18, 2020 City Council meetings.
3. Consider Resolution 1762 ratifying the decision of the city manager to accept the dedication of the ONCOR easement for the Hurst Animal Shelter for the purposes of constructing and maintaining the underground sanitary sewer pipeline on Manning, Delilah C Survey Abstract 1046 Tract 3B03.
4. Consider authorizing the city manager to enter into the First Amendment to the Construction Contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.
5. Consider authorizing the city manager to enter into a Mutual Consent to Terminate Agreement to the construction contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.
6. Consider authorizing the city manager to proceed with a Change Order to the EnerGov Permitting and Code Enforcement Software Project for additional professional services and software licensing.
7. Consider authorizing the city manager to enter into a Contract for a period of twelve months, with an option for four additional twelve-month renewals, with JNA Painting & Contracting for citywide painting services.

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

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

PUBLIC HEARING(S) AND RELATED ITEM(S)

8. Conduct a Public Hearing and Consider Ordinance 2434 first reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road

Mayor Wilson announced a public hearing and to consider Ordinance 2434 first reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road. Executive Director of Planning and Development Michelle Lazo reviewed the proposed site plan noting the

applicant plans to demolish the Johnny Carino's restaurant and develop a RaceTrac market and gas station with 5,411 square feet and eight fuel pumps. She stated the applicant is requesting building signage on the front and rear elevation of the building and gas canopy, and proposing two monument signs, replacing the existing monument sign. She reviewed the ingress and egress access, noting a required deceleration lane on Precinct Line Road and on the western drive on Grapevine Highway. Also reviewed were building elevations, an outside eating area and landscaping.

Mayor Wilson recognized applicant Bret Williams, 2728 N. Harwood Road, Dallas, Texas who also provided a brief presentation of the proposed site noting one slight change from the Planning and Zoning Commission meeting to move the monument sign out of the easement. He noted the Planning and Zoning Commission's recommendation to approve the application and that they have agreed to allow the Hurst Fire Department to conduct exercises before demolition of the existing building.

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

Councilmember Kitchens thanked RaceTrac for agreeing to allow the City entrance sign, and expressed his concern of the number of the gas stations locating in the city. In response to Council questions, Mr. Williams noted the traffic work sheet provided to Engineering for review and that the Texas Department Of Transportation requested the hooded left on Precinct Line Road to mitigate traffic concerns. He also expressed the area already has high traffic counts and their business will not create a lot of additional traffic. He stated they would assess the possible noise and fumes by the outdoor seating area. Mr. Williams stated the new concept has worked at their other area stores. Mr. Andrew Meltzer, RaceTrac Petroleum, 200 Galleria Parkway, Atlanta, Georgia stated they have built similar proto types but this is the first with this elevation. He stated with the additional food offerings, they like to offer customers a place to consume the goods.

Councilmember McKenzie moved to approve SP-19-10 RaceTrac and Ordinance 2434 on first reading. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

9. Conduct a Public Hearing and Consider Ordinance 2435 first reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Mayor Wilson announced a public hearing and to consider Ordinance 2435 first reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway. Executive Director of Planning and Community Development Michelle Lazo reviewed the proposed

site plan revision. Ms. Lazo stated the application has been made to modify the building materials of the screening wall. That a six-foot masonry screening fence on top of a retaining wall adjacent to the channel was originally approved. Ms. Lazo stated it was determined the existing retaining wall could not support the heavy masonry fence, so the applicant is requesting a lighter material. She stated the developer went door to door to receive input from adjacent neighbors and the consensus was a wrought iron and cedar fence. Mayor Wilson recognized Mr. Walt McMennamy, Cross Development, 4336 Marsh Ridge Lane, Carrollton, Texas who expressed his appreciation for staff's assistance. He explained numerous engineers reviewed the existing retaining wall to determine if they could comply with the original requirement, and did not believe the wall would sustain the masonry fence. He also expressed his belief that the cedar and wrought iron is best for longevity.

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

In response to Council questions, Mr. McMennamy stated the cedar stain would be similar to the area residents' fences and cedar's color. He explained if some neighbors still have issues, they could plant live screening on their property. City Engineer Greg Dickens stated the ledge area outside of the channel is not very wide and you do not want trees planted in the channel. Ms. Lazo clarified the location of the proposed fence.

Councilmember McLendon moved to approve SP-20-02 Service First with the stipulation that the developer construct the wrought iron and cedar fence and Ordinance 2435 on first reading. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

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

PLAT(S)

10. Consider P-20-01, Taylor Addition, a replat of Lot A to Lot A-R, Block 1, Taylor Addition, being .737 acre located at 751 Pipeline Court.

Mayor Wilson recognized Executive Director of Planning and Development Michelle Lazo who stated the applicant was unable to attend the meeting. She stated the developer is requesting townhomes with a total of four units. She stated this is a simple replat and most engineering has been complete. In response to Council questions, Mr. Dickens stated the engineering is in order.

Councilmember Shepard moved to approve P-20-01, Taylor Addition. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

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

No: None

OTHER BUSINESS

11. Review of board, commission and committee meeting minutes:

Ñ Parks and Recreation Board
Ñ Hurst Senior Citizens Advisory Board
Ñ Library Board

Council reviewed the board, commission and committee meeting minutes.

12. Review of upcoming calendar items – City Manager Clay Caruthers reviewed calendar items also noting upcoming workshops to gather the community’s interest regarding resource allocations for the cost recovery study being conducted. He stated the workshops will be held at Brookside Center, Tuesday, March 3, 6:00 – 7:30 p.m. and Wednesday, March 4, 9:00 – 10:30 a.m., 12:00 p.m. – 1:30 p.m. and 6:00 – 7:30 p.m.
13. City Council Reports - Items of Community Interest. Councilmember Kitchens expressed his hope that a ruling regarding a right-of-way lawsuit the city joined would soon be forthcoming. He also noted the Historic designation just recently given to the Postoak Parker Cemetery. Councilmember Kitchens also expressed concern regarding the coronavirus and a recent mail theft he experienced with an outside mail drop box.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. Mayor Wilson recognized Scouts in attendance and Gary Waldron, who also provided information he heard regarding the spread of coronavirus.

14. **EXECUTIVE SESSION** in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Wilson did not recess to Executive Session.

15. Take any and all action ensuing from Executive Session. No action was taken.

ADJOURNMENT – The meeting adjourned at 7:17 p.m.

APPROVED this the 10th day of March 2020.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Staff Report

SUBJECT: SP-19-10 RaceTrac, a site plan revision for Lot 2R1, Block 1 Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road

Supporting Documents:

Ordinance 2434
Site plan – Exhibit "A"
Tree survey – Exhibit "B"
Landscape plan – Exhibit "C"
Building elevations – "Exhibit D-E"
Sign elevations – Exhibit "F-H"
Existing Hurst entrance sign – Exhibit "I"
Proposed Hurst entrance sign – Exhibit "J"

Meeting Date: 3/10/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by RaceTrac Petroleum Inc., for a site plan revision on Lot 2R1, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road. The property is zoned OC-PD (Outdoor Commercial Planned Development).

The applicant is requesting the site plan revision in order to demolish the Johnny Carino's restaurant and develop a RaceTrac market and gas station with 5,411 square feet and 8 (eight) fuel pumps.

The site plan indicates a masonry veneer building with parking on the east and north side of the building and a fuel canopy facing Precinct Line Rd. There are no additional driveways being proposed. The Texas Department of Transportation is requiring a deceleration lane on Precinct Line Road and on the western drive on Grapevine Highway. They are also requiring protected hooded turns in the median opening on Precinct Line Road.

The building elevations indicate a light buff and sandstone brick veneer structure with stone and EIFS accents around the building. They are proposing bronze metal and red awnings around the exterior. A covered outside seating area is proposed for the north side of the building. The gas canopy columns will be clad with brick veneer and stone trim. The canopy will have a standing seam bronze metal roof to match the building with red EIFS trim.

The applicant is preserving 12 mature trees and mitigating 70 caliper inches with new landscaping on-site. They will also be mitigating 60 caliper inches with payment into the City's tree replacement fund. The landscape plan includes 13 Cedar Elms, 12 Bald Cypress, four (4) Crape Myrtles, Dwarf Burford Hollies, Salsa Barberry, Fringe Flower, Indian Hawthorn, Ivory Tower Yucca, and Bermuda sod.

The applicant is requesting building signage on the front and rear elevation of the building and gas canopy. All signage will meet the zoning regulations.

The applicant is proposing an LED monument sign on Grapevine Highway and Precinct Line Road that is eight (8) ft. in height with 65 sq. ft. of sign area per face. The developer will also install a City of Hurst entrance sign on the existing feature wall at the intersection of Grapevine Highway and Precinct Line Road. The sign will have ground lights and meet the specifications provided by the City.

Funding Sources and Community Sustainability:

There is no fiscal impact.

Reviewing the site plan is a direct representation of Council's goal for redevelopment.

Recommendation:

Based upon the Planning and Zoning Commission vote of 6-0 the recommendation is that City Council move to approve SP-19-10 RaceTrac and Ordinance 2434.

ORDINANCE 2434

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOT 2R1, BLOCK 1, RENFRO PLACE ADDITION, BEING 2.01 ACRES LOCATED AT 2175 PRECINCT LINE ROAD

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 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 revision with Exhibits "A-J" for Lot 2R1, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road.

AND IT IS SO ORDERED.

Passed on the first reading on the 25th day of February 2020 by a vote of 6 to 0.

Approved on the second reading on the 10th day of March 2020 by a vote of _ to _.

ATTEST:

CITY OF HURST

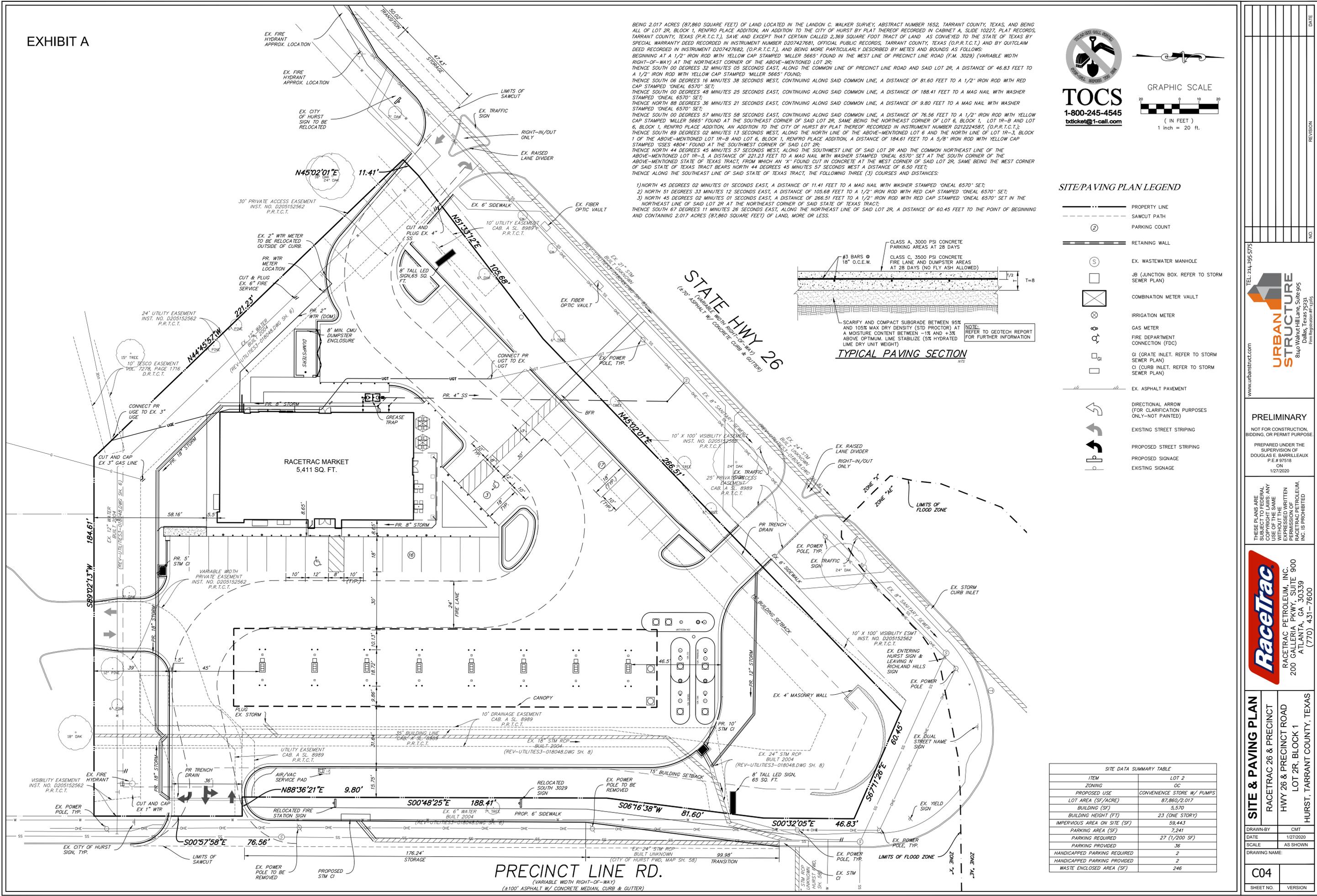
Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

City Attorney

EXHIBIT A



BEING 2.017 ACRES (87,860 SQUARE FEET) OF LAND LOCATED IN THE LANDON C. WALKER SURVEY, ABSTRACT NUMBER 1652, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 2R, BLOCK 1, RENFRO PLACE ADDITION, AN ADDITION TO THE CITY OF HURST BY PLAT THEREOF RECORDED IN CABINET A, SLIDE 10227, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAVE AND EXCEPT THAT CERTAIN CALLED 2,369 SQUARE FOOT TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER D207427681, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BY QUITCLAIM DEED RECORDED IN INSTRUMENT D207427682, (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "MILLER 5665" FOUND IN THE WEST LINE OF PRECINCT LINE ROAD (F.M. 3029) (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED LOT 2R; THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS EAST, ALONG THE COMMON LINE OF PRECINCT LINE ROAD AND SAID LOT 2R, A DISTANCE OF 46.83 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "MILLER 5665" FOUND; THENCE SOUTH 06 DEGREES 16 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 81.60 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET; THENCE SOUTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 188.41 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET; THENCE NORTH 88 DEGREES 36 MINUTES 21 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 9.80 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET; THENCE SOUTH 00 DEGREES 57 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 76.56 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "MILLER 5665" FOUND AT THE NORTHEAST CORNER OF SAID LOT 2R, SAME BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 1, LOT 1R-B AND LOT 6, BLOCK 1, RENFRO PLACE ADDITION, AN ADDITION TO THE CITY OF HURST BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D21224587, (O.P.R.T.C.T.); THENCE SOUTH 89 DEGREES 02 MINUTES 13 SECONDS WEST, ALONG THE NORTH LINE OF THE ABOVE-MENTIONED LOT 6 AND THE NORTH LINE OF LOT 1R-3, BLOCK 1 OF THE ABOVE-MENTIONED LOT 1R-B AND LOT 6, BLOCK 1, RENFRO PLACE ADDITION, A DISTANCE OF 184.61 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "GSES 4804" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2R; THENCE NORTH 44 DEGREES 45 MINUTES 57 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 2R AND THE COMMON NORTHEAST LINE OF THE ABOVE-MENTIONED LOT 1R-3, A DISTANCE OF 221.23 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF THE ABOVE-MENTIONED STATE OF TEXAS TRACT, FROM WHICH AN "X" FOUND CUT IN CONCRETE AT THE WEST CORNER OF SAID LOT 2R, SAME BEING THE WEST CORNER OF SAID STATE OF TEXAS TRACT BEARS NORTH 44 DEGREES 45 MINUTES 57 SECONDS WEST A DISTANCE OF 6.50 FEET; THENCE ALONG THE SOUTHEAST LINE OF SAID STATE OF TEXAS TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 11.41 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET;
- 2) NORTH 51 DEGREES 33 MINUTES 12 SECONDS EAST, A DISTANCE OF 105.68 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) NORTH 45 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 266.51 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTHEAST LINE OF SAID LOT 2R AT THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT;

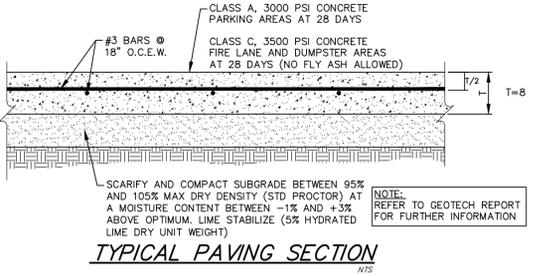
THENCE SOUTH 67 DEGREES 11 MINUTES 26 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 2R, A DISTANCE OF 60.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.017 ACRES (87,860 SQUARE FEET) OF LAND, MORE OR LESS.

TOCS
1-800-245-4545
tcticket@1-call.com

GRAPHIC SCALE
1 inch = 20 ft.

SITE/PAVING PLAN LEGEND

- PROPERTY LINE
- SAWCUT PATH
- PARKING COUNT
- RETAINING WALL
- EX. WASTEWATER MANHOLE
- JB (JUNCTION BOX. REFER TO STORM SEWER PLAN)
- COMBINATION METER VAULT
- IRRIGATION METER
- GAS METER
- FIRE DEPARTMENT CONNECTION (FDC)
- CI (CRATE INLET. REFER TO STORM SEWER PLAN)
- CI (CURB INLET. REFER TO STORM SEWER PLAN)
- EX. ASPHALT PAVEMENT
- DIRECTIONAL ARROW (FOR CLARIFICATION PURPOSES ONLY-NOT PAINTED)
- EXISTING STREET STRIPING
- PROPOSED STREET STRIPING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE



SITE DATA SUMMARY TABLE

ITEM	LOT 2
ZONING	OC
PROPOSED USE	CONVENIENCE STORE W/ PUMPS
LOT AREA (SF/ACRE)	87,860/2.017
BUILDING (SF)	5,570
BUILDING HEIGHT (FT)	23 (ONE STORY)
IMPERVIOUS AREA ON SITE (SF)	59,443
PARKING AREA (SF)	7,241
PARKING REQUIRED	27 (1/200 SF)
PARKING PROVIDED	36
HANDICAPPED PARKING REQUIRED	2
HANDICAPPED PARKING PROVIDED	2
WASTE ENCLOSED AREA (SF)	246

DATE: _____

REVISION: _____

NO. _____

TEL: 214-295-5775

URBAN STRUCTURE
840 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Firm Registration # 13155

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF DOUGLAS E. BARRILLEAUX, P.E. # 97518 ON 1/27/2020

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THE SAME WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

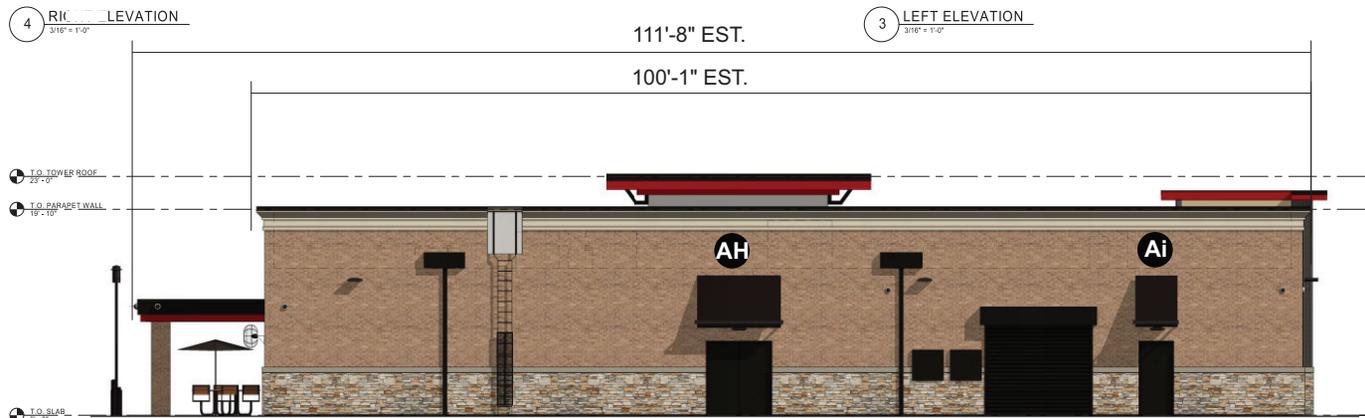
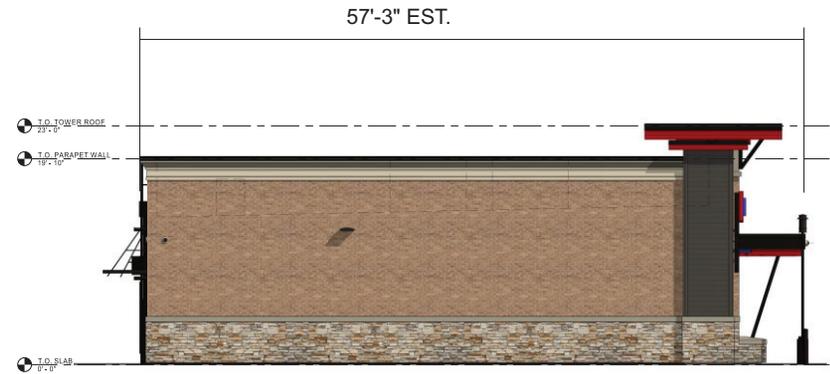
Racetrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PKWY, SUITE 900
ATLANTA, GA 30339
(770) 431-7600

SITE & PAVING PLAN
RACETRAC 26 & PRECINCT HWY 26 & PRECINCT ROAD LOT 2R, BLOCK 1 HURST, TARRANT COUNTY, TEXAS

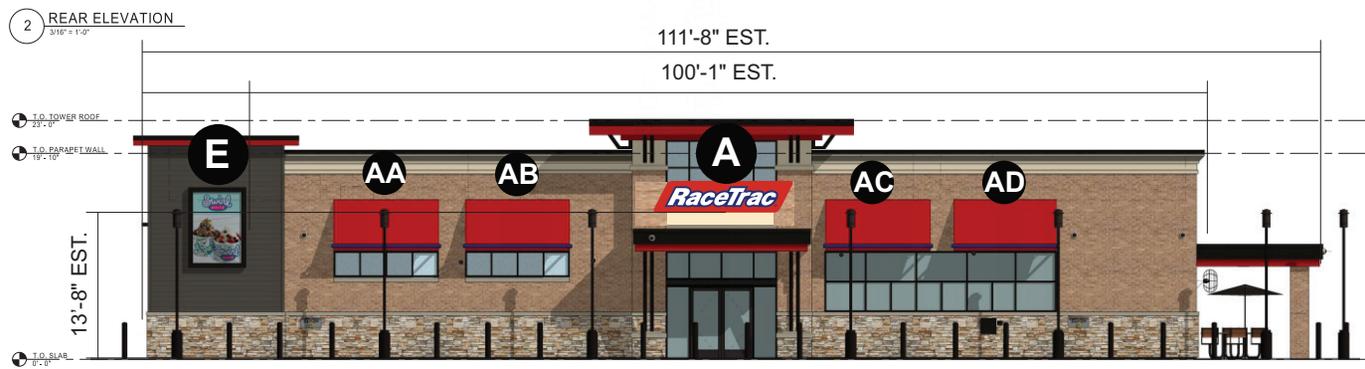
DRAWN BY: CMT
DATE: 1/27/2020
SCALE: AS SHOWN
DRAWING NAME: C04
SHEET NO. _____

FILE NAME: C SITE.DWG
LAST MODIFIED BY: CMT
LAST MODIFIED ON: 1/27/2020 @ 2:42 PM
PLOT DATE: 1/27/2020 @ 2:42 PM

5.5K 2.0
EXHIBIT F



EVERYTHING NEEDS TO BE CONFIRMED WITH CPM AND GC DURING PRE-CONSTRUCTION OR SIGN SPOTTING



1 FRONT ELEVATION
3/16" = 1'-0"

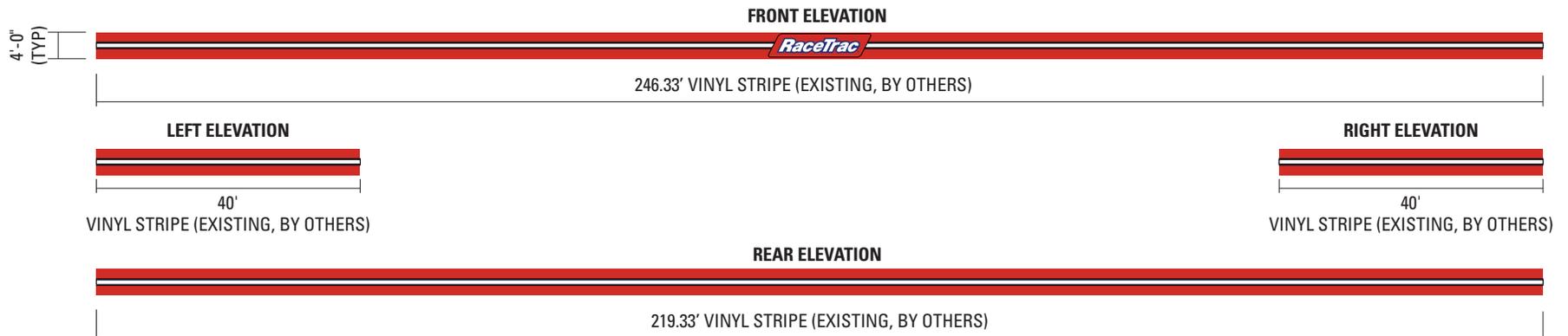
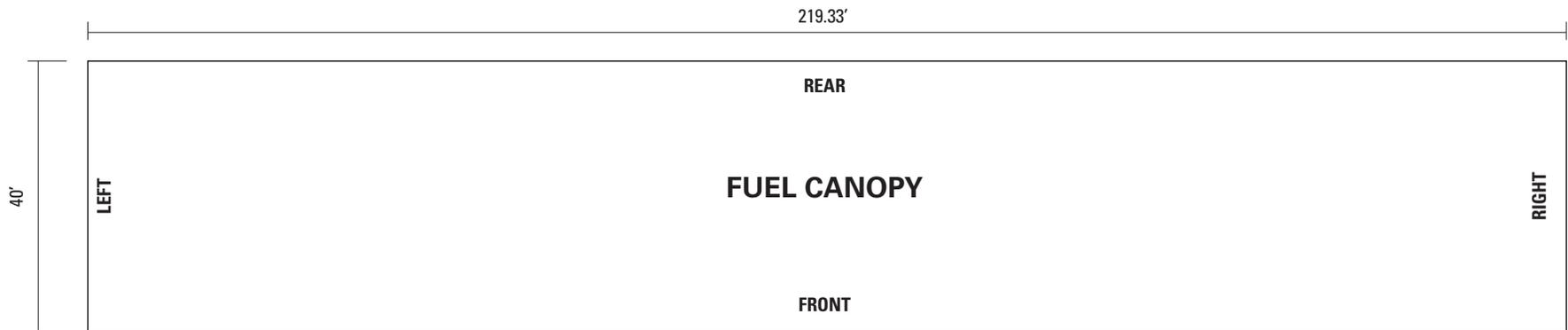


EXHIBIT G

CANOPY FRONT	ITEM	SQ. FT.	LIN. FT.
	CLOUD SIGN	55	15.4
TOTAL FRONT		55	15.4

ENTIRE CANOPY	SQ. FT.	LIN. FT.
	55	15.4

ACM COLORS:
 Program Red
 Larson Program Red



65 SqFt Price Sign - 28" & 16" LED EXHIBIT H

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

* PLEASE CONFIRM GRADES WITH SPM AND CPM BASED OFF OPENING DATES

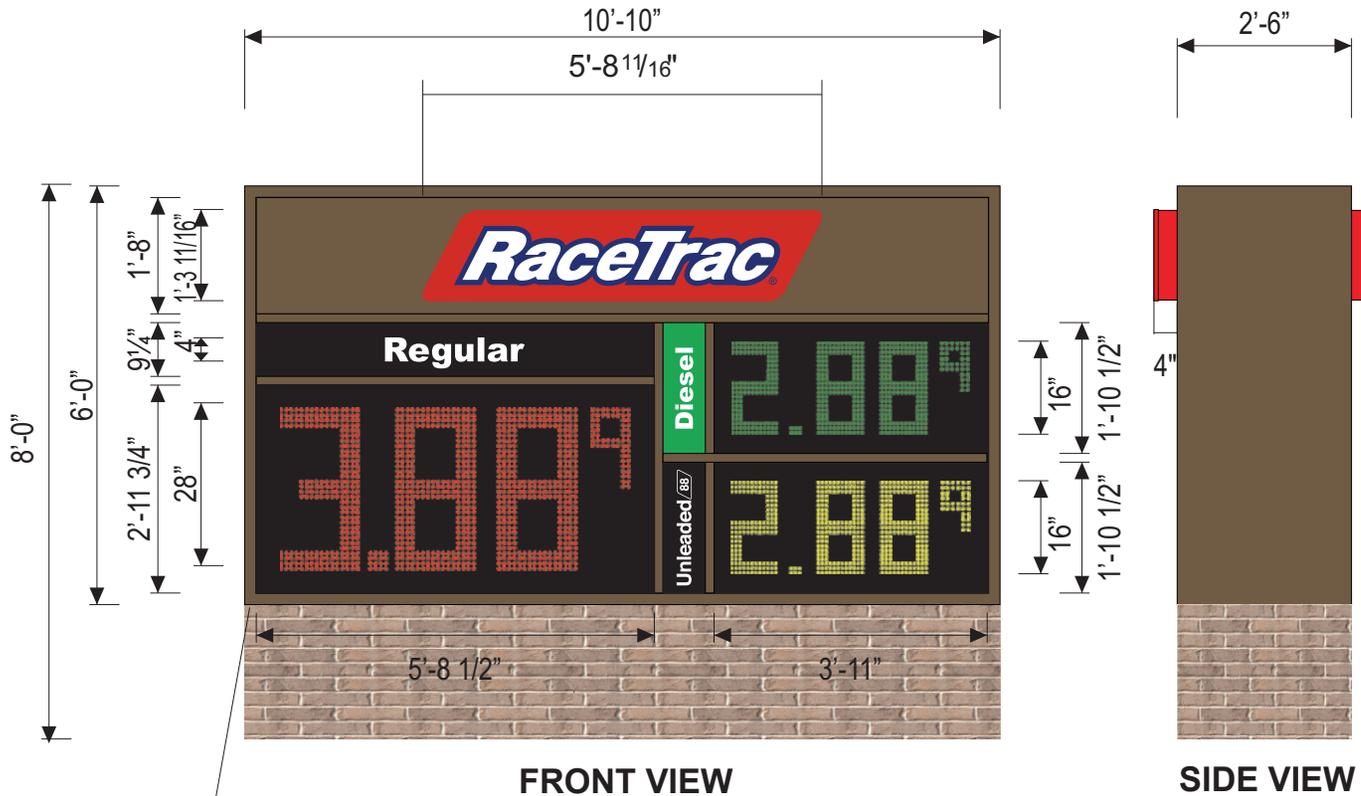
STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 2

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



**Sloan Sign Box 3
LED Interior Illumination**

Specifications:

Sign Faces:

- Logo panel: Alluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- Unleaded 88 Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Unleaded 88" to be show-through white.

Interior Illumination: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.
 Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.
 Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted painted Bronze C3.
 Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.
 External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

LED LEGEND:

REGULAR: 28" X 68.5"=13.31 SF

DIESEL: 16" X 47"= 5.22 SF

UNLEADED 88: 16" X 47"=5.22 SF

TOTAL=23.75 SF

36.6% OF SIGN FACE AREA



*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

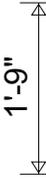
SINGLE FACED

QUANTITY 1



****LOGO FILE REQUIRED IN.EPS FORMAT

CITY OF HURST



17'-4"

Font: DIN Condensed Bold



.250 ALUMINUM LETTERS AND LOGO STUD MOUNTED TO EXISTING WALL . 1/4" OFFSET

Side View:

QTY 4- FXLED150 LED Flexfloods Required



26 & Precinct Line

RACETRAC #1430
HWY 26 & PRECINCT ROAD
HURST, TEXAS

EXHIBIT J



City Council Staff Report

SUBJECT: SP-20-02 Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway

Supporting Documents:

Ordinance 2435
Site plan – Exhibit "A"
Retaining wall profile – Exhibit "B"
Wall elevations – Exhibit "C"

Meeting Date: 3/10/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Walt McMennamy with Cross Development for a site plan revision on Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway. The property is zoned GB-PD (General Business Planned Development).

The applicant is requesting the site plan revision to modify the building materials of the screening wall. The site plan was approved in February 2019 showing the required 6 foot masonry screening wall on top of a retaining wall adjacent to the channel.

After installing the retaining wall, it was determined by the developer's engineer that the piers for the screening wall could not be installed through the geogrid fabric of the retaining wall. The applicant is requesting to place a vinyl, wooden, or wrought iron fence with wood slats instead of the required masonry.

The developer went door-to-door to receive input from adjacent neighbors. The consensus was a wrought iron and cedar fence.

Funding Sources and Community Sustainability:

There is no fiscal impact.

Reviewing the site plan is a direct representation of Council's goal for Redevelopment.

Recommendation:

Based upon the Planning and Zoning Commission vote of 6-0 the recommendation is that City Council move to approve SP-20-02 Service First with the stipulation that the developer construct the wrought iron and cedar fence and Ordinance 2435.

ORDINANCE 2435

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOT 1, BLOCK 1, CANAAN CENTER ADDITION, BEING 2.35 ACRES LOCATED AT 701 GRAPEVINE HIGHWAY.

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 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 revision with Exhibits "A-C" for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 25th day of February 2020 by a vote of 6 to 0.

Approved on the second reading on the 10th day of March 2020 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

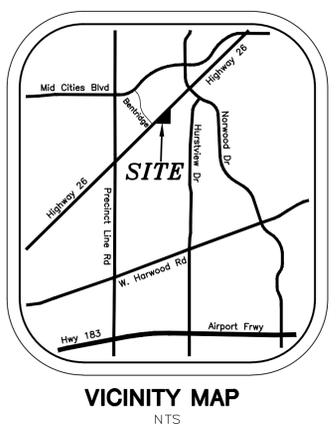
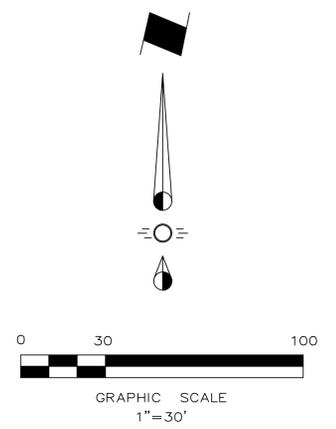
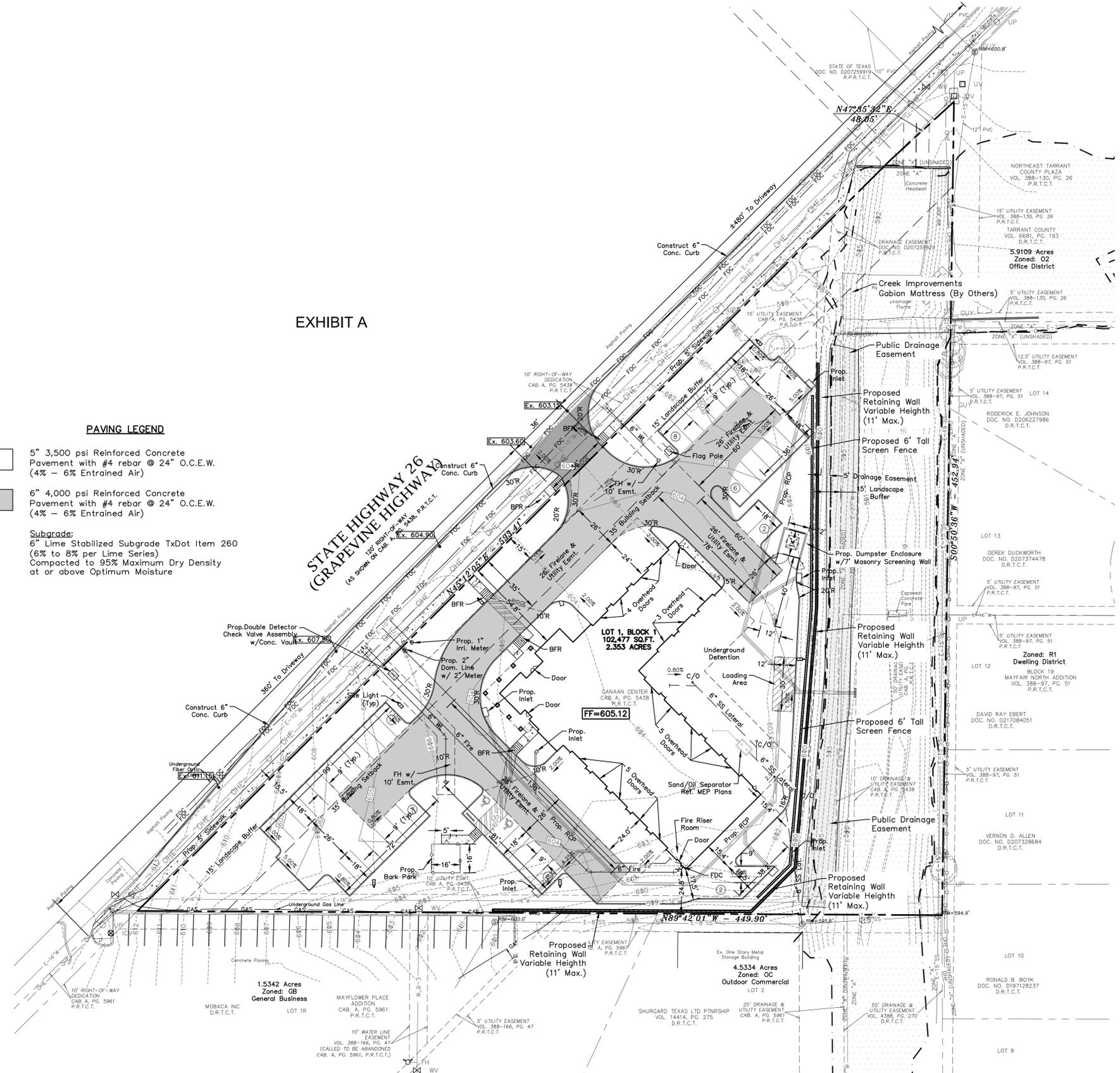
City Attorney

EXHIBIT A

PAVING LEGEND

- 5" 3,500 psi Reinforced Concrete Pavement with #4 rebar @ 24" O.C.E.W. (4% - 6% Entrained Air)
- 6" 4,000 psi Reinforced Concrete Pavement with #4 rebar @ 24" O.C.E.W. (4% - 6% Entrained Air)

Subgrade:
6" Lime Stabilized Subgrade TxDot Item 260 (6% to 8% per Lime Series)
Compacted to 95% Maximum Dry Density at or above Optimum Moisture



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SYNOPSIS

Address:	701 Grapevine Highway Hurst, Texas 76054
Zoning:	GB-General Business District
Proposed Use:	Automotive Repair - Minor
Lot Area:	2,353 Acres (102,477 sf)
Building Areas:	10,729 sf
Lot Coverage:	10.47%
Floor Area Ratio:	0.10 : 1
Building Height:	29'-10" (One Story)
Impervious Area:	50,488 sf
Required Parking:	1:500 (10,729/500) = 22 Spcs.
Parking Required Total:	(22 Parking Spaces)
Parking Provided Total:	(44 Parking Spaces) 2 Handicap Spc. 7,506 sf in Parking Area

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

DEVELOPER:
Cross Development
4336 Marsh Ridge
Carrollton, Texas 75010
Phone (214) 883-1274
Contact: Walt McMennamy

SURVEYOR:
Windrose Land Surveying
220 Elm St., Ste. 200
Lewisville, TX 75067
Phone (972) 221-9439
Fax (972) 221-4675
Contact: Thomas W. Mouk, R.P.L.S.

BENCHMARK:
A box with an "X" cut on concrete paving within State Highway 26 (Grapevine Highway) approximately 1' west and 17' north of the Southwest corner of the subject property. Elevation = 614.37
A box with an "X" cut at the Southwest corner of a concrete utility pad located at the Northeast corner of subject property, approximately 2' west and 3' south of said northeast corner. Elevation = 599.51

Issue Dates:	Revisions:	Date:
1 01/25/2019	1	
2 02/15/2019	2	
3 04/12/2019	3	
4 05/22/2019	4	
5 01/24/2020	5	
6	6	

PREPARED DATE: January 24, 2020

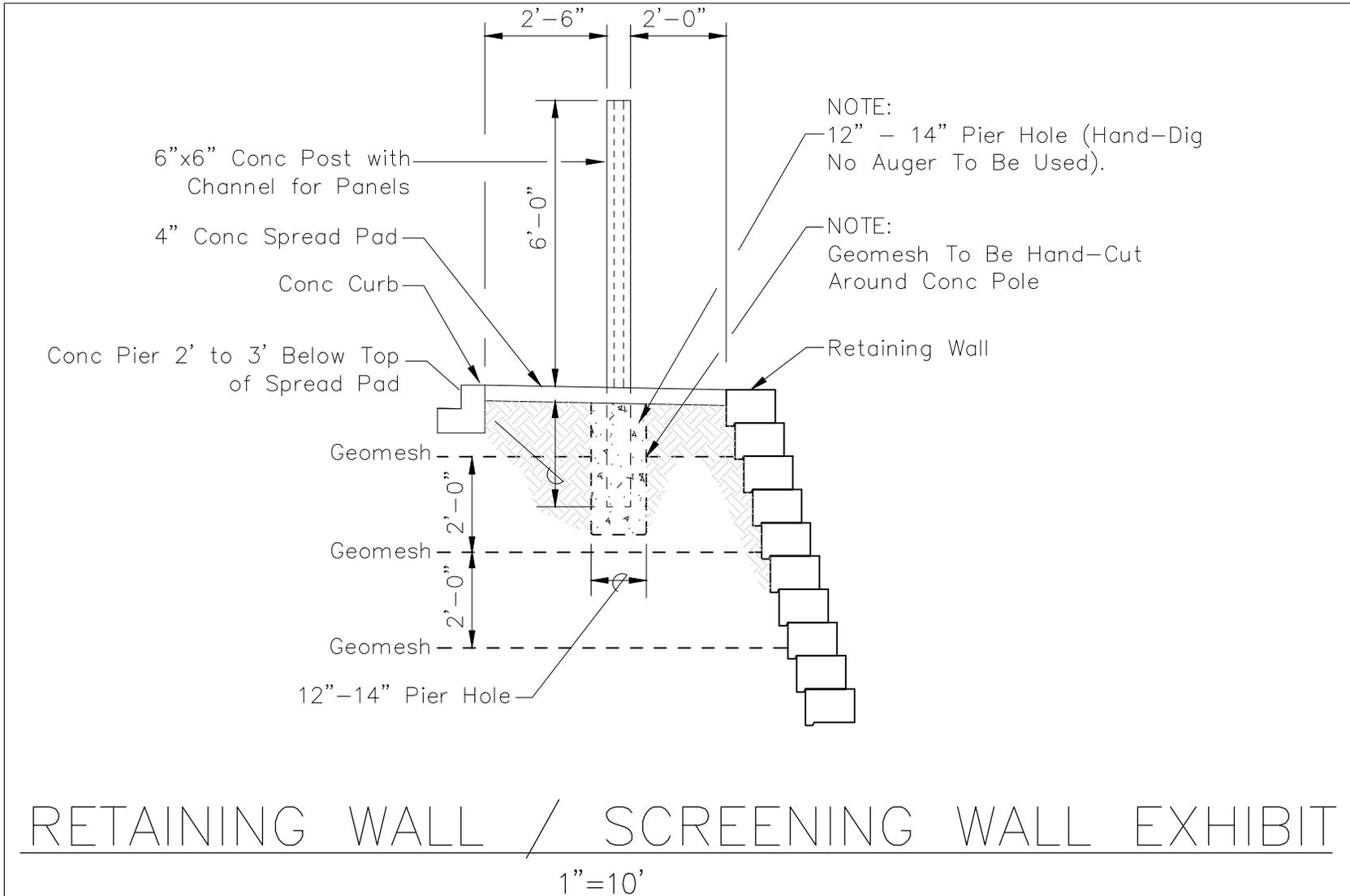
CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. 972.562.4400		McKinney, Texas 75069 Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

<p>SITE PLAN</p> <p>SERVICE FIRST</p> <p>701 GRAPEVINE HIGHWAY</p> <p>CROSS DEVELOPMENT, LLC</p> <p>HURST, TEXAS</p>	<p>Sheet No.</p> <p>SP</p> <p>Project No.</p> <p>18019</p>
---	---

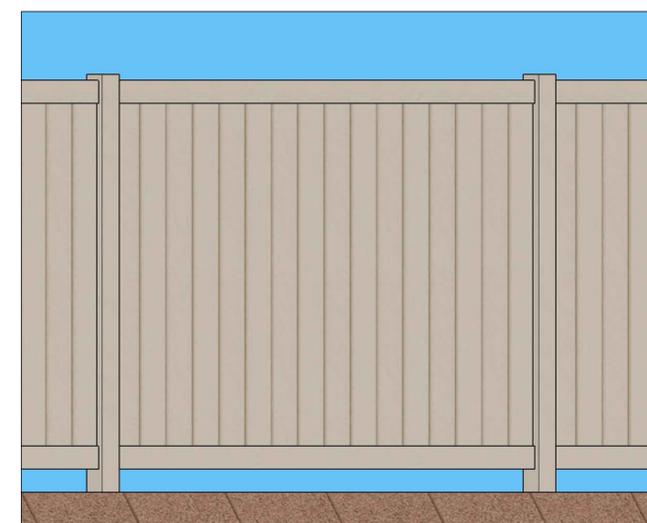
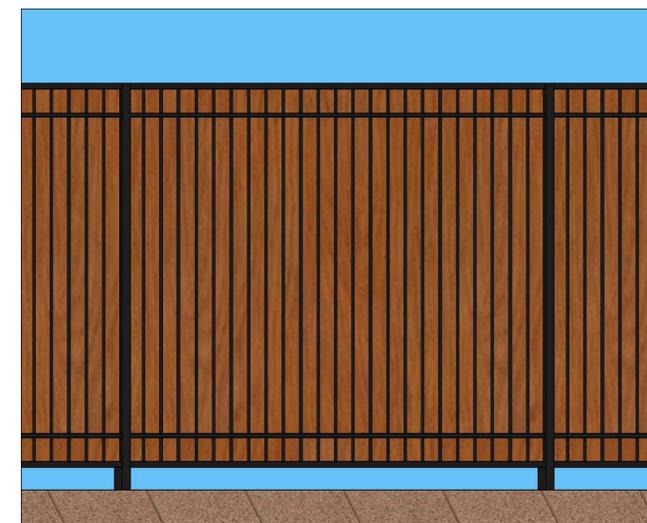
SERVICE FIRST - 701 GRAPEVINE HWY.

EXHIBIT B



PRELIMINARY

This document shall not be used for regulatory approval, permit, or construction.
Released under the authority of Nicholas King Cade, TBAE license # 9301



HURST, TX - FENCING EXHIBIT
SERVICE FIRST AUTOMOTIVE

13 FEB. 2020



City Council Staff Report

SUBJECT: Consider authorizing the city manager to enter into a contract for Pavement Joint & Crack Sealing Service through the interlocal cooperative purchasing program outlined in Chapter 791 of the Texas Government Code

Supporting Documents:

City of Grand Prairie's Amendment to Price Agreement dated 8/7/2019

Curtco, Inc. Agreement Letter

Meeting Date: 3/10/2020

Department: Public Works

Reviewed by: Greg Dickens

City Manager Review:

Background/Analysis:

The City has an interlocal cooperative purchasing agreement with the City of Grand Prairie (City Secretary's Contract #2534) dated October 22, 2015. Staff desires to utilize this interlocal cooperative agreement to contract with Curtco, Inc. for pavement joint and crack sealing services at the same annual low unit bid prices as Grand Prairie, but for a total amount not to exceed \$75,000. Currently, the unit prices are \$0.42 per linear foot for crack sealing and \$1.27 per linear foot for joint sealing per the third price amendment. These services shall include but are not limited to cleaning, prepping and sealing of joints and/or cracks on both asphalt and concrete streets. All joints and/or cracks shall be cleaned and dry before sealing. Cracks that are 1/8 inch wide or more are to be routed to ¼ inch prior to sealing.

Vendor shall furnish all equipment and supplies needed to seal joints or cracks in asphalt and concrete streets including traffic control manpower and equipment. Sealing material shall be Crafcoc Inc. Polyflex Type 3 or City approved equal.

Funding Sources and Community Sustainability:

Sufficient funds are available in the FY2020 Public Works Department Operating Budget. This annual contract is directly representative of the Council's goals of Financial Sustainability and Infrastructure maintenance.

Recommendation:

Staff recommends that City Council authorize the city manager to enter into a contract with Curtco, Inc. for Pavement Joint and Crack Sealing Services based on interlocal cooperative purchasing agreement with the City of Grand Prairie and not to exceed an annual amount of \$75,000.

Dept:* Purchasing

Contract ID: 6533 R1

For: Public Works

Bid Number: 16133

Contact Name: Aaron Baeza

Contact Phone:* 4542

Contact Email:* abaeza@gptx.org

Vendor Name: Curtco, Inc.

Vendor Email: abaeza@gptx.org

Project Name: 16133 Joint & Crack Sealing Srv - Curtco

Summary This contract is to be utilized by streets for joint and crack sealing services.

Permanent Retention*

Yes

No

Contract Amount

\$ 500,700.00

Account #

Work Order #

Implementation Date

7/8/2019

Termination Date

8/31/2020

Council Approval Date

9/6/2016

Contract Approvals

Department Manager:



Date 8/7/2019

City Attorney Signature



Date 8/9/2019

City Manager Signature



Date 8/12/2019

City Secretary Signature



Date 8/12/2019

AMENDMENT TO PRICE AGREEMENT
CITY OF GRAND PRAIRIE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THIS AMENDMENT is made and entered into this date by and between the **CITY OF GRAND PRAIRIE**, a Texas municipal corporation (hereinafter referred to as the "CITY", and **CURTCO, INC.** (hereinafter referred to as "VENDOR").

WHEREAS, the CITY and VENDOR have entered into a price agreement to provide joint and crack sealing services per bid award resulting from vendor's response to RFB #16133, submitted by Curtis Wheatcraft on August 17, 2016; and

WHEREAS, the above referenced agreement was for an initial term of one year with the option to renew for four additional one year periods, totaling up to \$2,503,500.00 if all extensions were exercised. This Contract was effective as of September 7, 2016, and was to terminate at midnight on August 31, 2017, unless the parties mutually agreed in writing to extend the term of the Contract through an allowable renewal option, or, unless otherwise terminated as provided in provided in paragraph XVI of the original contract; and

WHEREAS, the first of four available renewal options was executed on July 13, 2017 and extended the term of the contract through August 31, 2018; the second of four available renewal options was executed on July 31, 2018 with a price redetermination, price increase to Crack Sealing by 10.5% to \$0.42 per foot and Joint sealing unit prices shall be increased 10.4% to \$1.27 per foot and extended the term of the contract through August 31, 2019; and

WHEREAS, the above referenced agreement provides that VENDOR may request a price increase through a price redetermination request, substantiated in writing, to become effective on the anniversary date of the contract to cover verifiable increases in cost to the applicable industry;

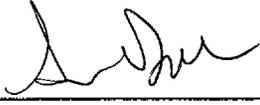
NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the CITY and VENDOR agree as follows:

1. The parties mutually agree to extend the term of the contract and execute the third of the four available renewal options and extend the contract expiration to midnight on August 31, 2020 at which time all of the work called for under this Contract must be completed unless the parties mutually agree in writing to extend the term of the Contract through an additional allowable renewal option, or, unless otherwise terminated as provided in provided in paragraph XVI of the original contract; and
2. The estimated annual amount to be paid to VENDOR under such contract shall remain and not exceed the sum of \$500,700.00, to reflect the contract renewal; and

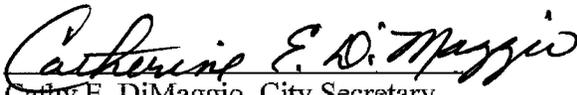
3. This shall constitute an Authorization for extension of price agreement as set out in the agreement between the parties, and an amendment to such contract. All of the terms and conditions of the original contract shall remain in full force and effect, as amended hereto, unless set out otherwise herein.

EXECUTED this the 7 day of August, 2019.

CITY OF GRAND PRAIRIE, TEXAS

By: 
Anna Doll, Deputy City Manager

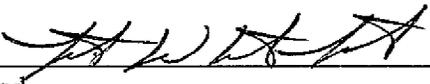
ATTEST:


Cathy E. DiMaggio, City Secretary

APPROVED AS TO FORM:


Megan Mahan, City Attorney

CURTCO, INC.

By: 
Printed
Name: CURTIS WHEATERCRAFT

Title: PRESIDENT

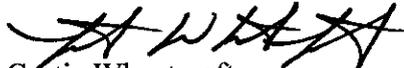
CURTCO INC.
6133 HWY 27
CENTER POINT, TX 78010
PHONE 830-634-3434
FAX 830-634-3435

City of Hurst

Attn: Casey Emery
2001 Precinct Line Road
Hurst, TX 76054

Curco, Inc agrees to let the City of Hurst piggy back off of the Grand Prairie contract for crack sealing services. Contract prices will remain the same as with Grand Prairie.

Sincerely,


Curtis Wheatcraft

SUBJECT: Consider authorizing the City Manager to proceed with the 2020 Hurst Conference Center equipment replacement project

Supporting Documents:

Meeting Date: 3/10/2020

Department: Hurst Conference Center

Reviewed by: Chris Connolly

City Manager Review:

Background/Analysis:

The HCC hosts approximately 350 events each year. Since we opened our doors in 2010 we have hosted over 4,000 events serving over 750,000 people. As with the carpet replacement project, we need to continue to re-invest in the center's equipment and furnishings to maintain our competitive position in the market place. The next step in our equipment replacement includes chairs, tables, Wi-Fi equipment, and ballroom projectors. The total project cost is just under \$205,000.

-) Table Replacement - \$12,115

 - o HCC has one hundred 60" round tables used for banquets. After a decade, about half have become structurally unsound and need to be replaced. The process to set up and tear down an event includes repeated folding, rolling and stacking the tables. Tables have been ordered by clients over 43,000 times.
-) Banquet Chairs - \$130,000

 - o The banquet chairs also need to be replaced after being sat on or stacked over 700,000 times. An online poll helped HCC staff choose a chair that compliments the new carpet and is neutral in color.
-) Wi-Fi - \$32,433

 - o The HCC's WiFi system is no longer suitable to the growing demand for internet access. One of our largest requests is increased connectivity. The City's IT department recommends a complete upgrade to better serve our guests.

J) Ballroom Projectors - \$30,517.90

- o Last year's AV Refresh did not include any portable equipment. This includes our ballroom's main projectors. They pale in comparison to the laser projectors that were installed in the meeting rooms. Due to increasing client requests, the HCC would like to purchase two 10,000 lumen projectors. These are often rented by clients from outside vendors due to HCC's darker 7500 lumen projectors. Last year, the HCC's main ballroom projectors earned \$52,601. The Return On Investment is approximately 7 months. A conservative estimate on the longevity of the new projectors is 8 years.

The projects outlined above will allow HCC to continue to operate as a premier venue and retain our clients as their expectations have changes based upon new technologies and experiences with other venues.

Funding and Sources and Community Sustainability:

Funds are available from the HCC's Capital Reserve Fund. The source of this fund is the net profits of the previous fiscal year. Currently the fund contains \$224,000. This purchase focuses on the financial sustainability and customer service aspects of the Hurst Way and directly impacts the experience of guests at the Hurst Conference Center.

Recommendation:

Staff recommends that the City Council authorize the City Manager to proceed with the 2020 Hurst Conference Center equipment replacement project for an amount not to exceed \$206,000.

**MINUTES
CITY OF HURST
TRANSPORTATION INFRASTRUCTURE AND SAFETY COMMITTEE
MONDAY, February 24, 2020**

On the 24th day of February, 2020 at 6:00 p.m., the Transportation Infrastructure and Safety Committee of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas the following members and staff were present:

Faith Waligora	) Chair
Nell Delaughter	) Vice Chair
Denise Fields)
Roger Marsh)
Paula Cleaver)
Jeff Childers)
Steve Niekamp	) Police Chief
Clayton Fulton	) Assistant City Manager
Gregory Dickens	) Executive Director of Public Works
Duane Hengst, P.E.	) City Engineer
Patty Flaherty	) Sr. Administrative Assistant

A quorum was met and the following business was transacted to wit:

- I. The Transportation Infrastructure and Safety Committee meeting was called to order at 6:00 p.m. by Faith Waligora.

Faith Waligora adjusted the agenda to introduce Mr. Jeff Childers as the new member of the Transportation Infrastructure and Safety Committee.

- II. Approval of Minutes, November 25, 2019: Roger Marsh made a motion to approve the minutes. Denise Fields seconded the motion. The motion prevailed by the following vote:

Ayes: Delaughter, Waligora, Fields, Marsh, Cleaver and Childers
Noes: None

- III. Action Items:

1. Possible Karla Drive Modifications at Hurstview Drive

Gregory Dickens, Executive Director of Public Works explained that as requested by the Committee, staff looked at possible projects that would hopefully reduce the number of vehicles that use Karla Drive southbound as a short cut to Bedford-Eules Road. Staff's recommendation project to hopefully decrease southbound traffic volume with very little negative effect on homeowners adjacent to the project site basically shuts the southbound exit off Hurstview Drive and widens northbound one-way Karla Drive at Hurstview Drive to a two-way roadway. The proposed project utilizes a barrier rail to close off the southbound Hurstview Drive exit and a new curb

& gutter and asphalt pavement to widen the northbound portion to a two-lane 30-foot wide roadway.

Staff sent out letters to the property owners on Karla Drive from the intersection with Hurstview Drive south to the intersection with Bedford-Eules Road asking whether they were in favor of the proposed project or not. Staff received 23 responses from the 30 property owners with 17 in favor of the project and 6 not in favor of the project. Currently, no funds have been budgeted for this type of project and funding will need to be found if the Committee recommends the project to the City Council. The estimated cost of the project is \$59,035.

Residents from the 1400 block of Karla who spoke at the meeting:

Kimberly Keene of 1425 Hurstview Drive expressed her opposition to the proposed project. She explained that she has seen vehicles speeding in both directions southbound and northbound. She did not agree with the traffic study. She bought her home 3 years ago and has had 2 vehicles stuck in her yard. However, she has witnessed numerous cars hit the island or her yard and drive away. Also, after the cities mowing company mows the island area, they blow the debris into her yard. Another concern is the durability of the cones proposed for the area. She feels once a vehicle hits the cones they will break and land in her yard. She stressed that even with more room and a new curb and gutter it will still result with vehicles in her yard. The additional traffic will make it difficult to pull in and out of her driveway. She also stated when they pull out of their driveway their car scrapes the pavement on Karla Drive.

Ray Dauphinais of 1408 Karla Drive is in support of the proposed project. However, he expressed that he realizes there may be more inexpensive ways to address the issue. For example, some Directional Signage, a “No Thru Traffic” sign, “Children At Play” signs. Also, he would like to see the speed limit sign moved to this area rather than further down Karla Drive. In addition, some chevrons pointing to the turn. Gregory Dickens responded the City of Hurst does not install “Children at Play” signs in Hurst. Also, he stated the “No Thru Traffic” signs are not enforceable and would only be used where a “No Outlet” sign would be used.

James McGaw of 1413 Karla Drive is in support of the proposed project. He explained that drivers try to avoid Hurstview and Precinct Line Road because of traffic so they use Karla Drive. Also, he does not think additional signage is the answer to the traffic problem.

Jade McGaw of 1413 Karla Drive is in support of the proposed project. She stressed that the changes done at Hurstview Drive and Airport Freeway resulted in a much higher level of traffic down Karla Drive.

Frank Schoenthal of 1409 Karla Drive asked about the number of trees that would have to be cut down for the proposed project. Gregory Dickens responded that we were not sure how many trees would need to be removed, but that the new curbside would be 10 feet behind the existing curb.

Roger Marsh of the committee asked about mail carrier and garbage truck access to 1429 – 1433 Karla Drive. Gregory Dickens explained that the mail delivery should not be affected and, he would address the garbage trash access with the garbage collection company.

Jeff Childers of the committee wanted to make sure drainage would also be checked before any changes were made.

Paula Cleaver made a motion to ask the City Manager to take the Karla Drive Modifications at Hurstview Drive Project to the City Council. Denise Fields seconded the motion. The motion prevailed by the following vote:

Ayes: Waligora, Fields, Marsh, Cleaver and Childers

Noes: None

Nell Delaughter abstained from voting due to living at 1404 Karla Drive.

IV. Discussion Items:

None

V. Updates and Information Items:

Faith Waligora introduced Mr. Jeff Childers as the new member of the Transportation Infrastructure and Safety Committee.

The next scheduled meeting is May 25, 2020.

There being no further business, the meeting adjourned at 6:50 p.m.

APPROVED this the _____ day of _____, 2020

APPROVED:

Faith Waligora, Chairman

ATTEST:

Recording Secretary

Future Event Calendar

March 10, 2020

Regular City Council meetings are held on the second and fourth Tuesday of each month. Following are additional meetings, canceled meetings and public event dates.

<u>DATE AND TIME</u>	<u>ACTIVITY</u>
Wednesday, March 11, 2020 11:00 a.m. - 2:00 p.m.	Grand Family Picnic Heritage Village Plaza, 841 W. Pipeline Rd.
Friday, March 20, 2020 8:30 a.m.	City Council Strategic Planning, Hurst Conference Center, 1601 Campus Drive
Friday, April 3, 2020 5:30 p.m.	Adaptive Egg Hunt
Saturday, April 4, 2020	Extra Bulk Trash Collection for Residents North of Highway 121 (Airport Freeway)
Tuesday, April 7, 2020 5:30 p.m.	EGGstravaganza
Friday, April 10, 2020	City Offices Closed for Good Friday
Saturday, April 11, 2020	Extra Bulk Trash Collection for Residents South of Highway 121 (Airport Freeway)
Saturday, April 18, 2020 8:00 a.m.- 11:00 a.m.	Household Hazardous Waste Event Hurst Service Center, 2001 Precinct Line Rd