

**Minutes
Hurst City Council
Work Session
Tuesday, July 28, 2020**

On the 28th day of July 2020, at 5:33 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Henry Wilson)	Mayor
Jon McKenzie)	Mayor Pro Tem
David Booe)	Councilmembers
Larry Kitchens)	
Cathy Thompson)	
Bill McLendon)	
Cindy Shepard)	
Clay Caruthers)	City Manager
Matthew Boyle)	Assistant City Attorney
Rita Frick)	City Secretary
Rob Duncan)	Information Technology Manager

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 5:33 p.m.

The work session items were discussed in the following order: Information items including calendar items and state and local reopening plans due to COVID-19, Work Session Items IV, V, VI and then informational item regarding public works infrastructure improvements. City Manager Clay Caruthers stated Work Session Item III will be reviewed in regular session.

II. Informational Items

- **Update and Discussion of upcoming Calendar Items** - No new calendar items were discussed.
- **Update and Discussion of State and Local reopening plans due to COVID-19** – City Manager Clay Caruthers provided an update on facility openings noting staff surveyed area cities and reported Senior Centers remain closed and staff believes it is prudent to remain closed. He stated the library is continuing curbside activity and to better meet the flow of activity, plan to move operating hours to 10 a.m. to 6 p.m. from 9 a.m. to 5 p.m. In response to Council questions, Executive Director of Community Services Kyle Gordon stated material usage is approximately 50 to 60 percent of normal activity.
- **Update Discussion of public works infrastructure improvements** – Executive Director of Public Works Greg Dickens provided Council an overview of upcoming street and drainage projects noting drainage work at Grapevine Highway and Norwood to repair sink holes, the Ha5 Program for the residential streets, and the annual mill and

asphalt overlay streets to be completed. Mr. Dickens also noted \$1.4 million is left for the projects from the \$2 million certificates of obligations sold last year.

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

Conduct a Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2020 and ending September 30, 2021

Consider Ordinance 2439, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2020 and ending September 30, 2021

IV. Discussion of Agenda Item(s) 6

Conduct a public hearing and consider the issue of levying civil penalties, possible revocation of the Certificate of Occupancy and status of the repairs for the property located at 450 E. Hurst Blvd, Hurst, Texas; Lot A3, Block 14, of the Holder Estates subdivision (Dakota Place Apartments)

City Attorney Matthew Boyle provided a review of the Rule 11 Agreement with Dakota Place owner Charles Mercer, summarizing each of the required repairs for the Dakota Place Apartments. He noted that this agreement does not close out everything, but the identified are the highest priorities and what is believed needed to be addressed first. He stated pending the final completion of this plan, the law suit would be stayed. Mr. Boyle most specifically reviewed the required repairs to the roofs of the four buildings and the time line established for completion. He also noted that in addition to the roofs, the stairs and balconies are in need of repair and maintenance and this work must be completed by August 1, 2020. Mr. Boyle stated after the public hearing, he is requesting Council take no action this evening. In response to Councilmembers' questions, Mr. Boyle stated that he is pleased with the progress and scope of work and he shares Council's frustration in the amount of time to get to this point. He stated the agreement is not signed, but he believes it will be. Mr. Boyle stated Mr. Mercer will select his own licensed engineer and that the December 31, 2026 roof completion date for Building 1 is correct, in that this roof was completely redone in 2016 and has a 10-year warranty, so the serviceable life is 2026. Mr. Boyle stated inspections will be made and if there are deficiencies identified, Mr. Mercer is obligated to repair.

V. Discussion of Agenda Item(s) 7

Discussion and consideration of all matters incident and related to the issuance and sale of "City of Hurst, Texas, Public Property Finance Contractual Obligations, Series 2020", including the adoption of Ordinance 2440, first and final reading, authorizing the issuance of such obligations.

Mr. Caruthers briefed Council on the Public Property Finance Contractual Obligations to purchase a new fire truck to replace a 12-year-old truck that will go into reserve. He stated staff is limiting expenditures to the most essential needs, due to the impact of COVID-19, but both the Fire Chief and Fleet Manager agree it is time for replacement. He stated with Council's recommendation, staff moved forward with financing. Mr. Caruthers reviewed the financing mechanism, stated the City received a competitive bid on the interest of 1.24%

and it is a 7-year term with an anticipated truck life of 20 years. Also noted is the total issuance costs of approximately \$750,000. He stated First National Bank received the bid award and Frost Bank will handle the private placement. Mr. Caruthers also stated Hilltop Securities Vice President Adam LanCarte and Bond Counsel Bob Dransfield are present to answer any questions. In response to Councilmember questions, Chief Palla noted the new diesel motors are more reliable and probably more fuel efficient overall. Also reviewed were maintenance issues and warranties. Mr. Caruthers also noted the tax rate impact and debt ratio will stay within the City's policy.

VI. Discussion of Agenda Item(s) 8

Consider appointments to Boards, Commissions and Committees

Mayor Wilson suggested Council reappoint the board, commission and committee members who wish to be reappointed, and change the Senior Board from 8 regular members to 7 regular members and two alternates, as previously discussed by Council, and Council concurred. Mayor Wilson also noted the Mayor Pro Tem is automatically the Vice Chair on the Crime Control and Prevention Board.

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 – The meeting was adjourned at 6:06 p.m.

APPROVED this the 11th day of August 2020.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor