

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

On the 25th day of August 2020, at 5:30 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
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Greg Dickens	)	Executive Director of Public Works
Sunny Patel	)	Information Technology Director

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 5:30 p.m.

II. Informational Items

- **Update and Discussion of upcoming Calendar Items** – City Manager Caruthers noted city offices will be closed September 7, for the Labor Day holiday.
- **Update and Discussion of State and Local reopening plans due to COVID-19** – City Manager Caruthers stated there are no COVID-19 reopening plan changes since the last time he spoke with Council. He noted a target date of September 28 for expansion of the Recreation Center and Library, and possibly the Senior Center. He reviewed area cities surveyed regarding their Senior Centers, and, at this time, all indicated the centers remain closed. Mayor and Council discussed options for reopening the Senior Center and the need to further monitor the numbers after school opens to see if there is a spike in cases.
- **Discuss Proposed Contract with Texas Coalition for Affordable Power (TCAP)** – City Manager Caruthers stated this item is to make Council aware of the proposed contract and will be on a future agenda for consideration. He stated the City uses the coalition of affordable power (TCAP) with several other cities. He explained TCAP was

formed to aggregate members' power needs in order to negotiate better electric prices for members. He stated, in the past, TCAP used a fixed rate structure, but are introducing a new program, where you are not locked into a rate for a long period of time. He stated a TCAP official is on the line tonight and Assistant City Manager Clayton Fulton will provide an overview of the new program. He stated the new program purchases power in two month increments in the future with a rolling one-month agreement. He noted 66 members of the coalition have joined the program. TCAP representative Margaret Somereve advised that even though TCAP will be going to market every month with a competitive RFP process, it will come across to the City by taking monthly quotes and buys, and average a price over the term of a year, similar to average cost dollars. Assistant City Manager Clayton Fulton stated a Council decision will need to be made before the end of September.

III. Discussion of Agenda Item(s) 3

Consider Ordinance 2443, first reading, amending the Hurst Code of Ordinances, Chapter 2, Article X. Senior Citizens Advisory Board

Mayor Wilson stated this item will bring the Senior Citizens Advisory Board to the membership number discussed by Council.

IV. Discussion of Agenda Item(s) 4

Consider Resolution 1777 to adopt the City of Hurst Investment Policy

City Manager Clay Caruthers stated cities are required to review its investment policy and investment strategies not less than annually and adopt the policy. He noted the numerous restrictions placed on public fund investments, which protect the tax payer's dollars. He stated there are no major changes to the proposed policy.

V. Discussion of Agenda Item(s) 5, 6 and 7

Consider Ordinance 2441(a), second reading, adopting budget for fiscal year beginning October 1, 2020 and ending September 30, 2021

Consider Ordinance 2441(b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2020-2021 Budget

Consider Ordinance 2442, second reading, setting the tax rate for the 2020 tax year

City Manager Caruthers stated there are no changes to the previous tax rate discussions and the General Fund and other operational funds, in total, have not changed. He explained some funds were shifted as discussed in the joint meeting with the Crime Control and Prevention Board. He stated tonight's action is simply the second reading and adoption. Mr. Caruthers stated, with Council approval, staff will report the tax rate to Tarrant County.

VI. Discussion of Agenda Item(s) 8

Conduct a Public Hearing and Consider Ordinance 2445 first reading, adopting SP-20-03, Melbourne Place, a site plan revision for Lot 3, Block 1, Melbourne Place Addition, being .20 acre located at 1124 Blakey Court

Mayor Wilson noted two letters received from Mr. Paprskar and Ms. Hamilton regarding the proposed site plan. He noted he was on Council when the development was platted and the Council agreed two story houses would not be built, which is noted on the plat. He stated the Planning and Zoning Commission recommended 7-0 to approve, but he believes the Council needs to be thinking of the original plat agreement. City Manager Caruthers stated the two citizens that provided letters to the Council were unable to be heard at the Planning and Zoning Commission due to technical difficulties. They submitted the letters and were given instructions on how to speak during this meeting. He stated the Planning and Zoning Commission made their decision without hearing these individuals. Council discussed the original plat and restrictions and that the builder was trying to construct a rear elevation similar to a one story home.

VII. Discussion of Agenda Item(s) 9

Consider P-20-05 Belco Addition, a replat of Lot 3R and 4 to Lot 3R-1, Block 1, Belco Addition, being 1.63 acres located at 916 Grapevine Highway

Executive Director of Planning and Development Michelle Lazo stated the owner of Car Wash City purchased Lot 4 to expand the car wash to add additional shaded vacuum structures and realign the entrance to the car wash tunnel. She stated no engineering plans are required.

VIII. Discussion of Agenda Item(s) 10

Consider P-20-03 Cantrell Addition, a final plat of Tract 1B William T. Jones Survey Abstract 865 to Lot 1, Block ,1 Cantrell Addition, being .73 acre located at 351 Grapevine Highway

Executive Director of Planning and Development Michelle Lazo stated this lot has never been platted and CNC Conglomerate Companies is requesting the plat in order to submit a building permit for a shade structure on the east side of the building. She noted there are no engineering plans required for this plat.

IX. Discussion of Agenda Item(s) 11

Consider authorizing the city manager to enter into a Contract with Deltatek, Inc., for engineering services, for the North Precinct Line Road Elevated Storage Tank Renovation and Repainting

City Manager Clay Caruthers stated staff remains committed to looking at capital projects and infrastructure that are truly necessary. He stated this item is for Council approval of engineering services for the repair and repainting of the North Precinct Line Road Elevated Storage Tank. Executive Director of Public Works Greg Dickens stated engineering will

begin in 2021 and construction in 2022, and it is important to be in the off season, winter, when less water is necessary. Mr. Caruthers stated the entire project will be in the million dollar range due to large surface area and environmental protections required. In response to Councilmember questions, staff stated Deltatek will provide engineering design, specifications, drawings and provide inspection during restoration, but another company will provide the painting.

X. Discussion of Agenda Item(s) 12

Consider approval of the Siddons-Martin Emergency Group proposal for (Bid 671) and authorize the city manager to purchase a fire engine replacement truck

City Manager Caruthers stated the City closed on the bond financing and funds are in the bank and due to the public financing through bonding, the funds were received before the purchase. He stated the financing will fund 80% of the vehicle and the item this evening is approval of the contract with the manufacturer of the truck. He stated it generally takes about a year from approval, to test drive and be placed in service. Mr. Caruthers stated the item tonight calls for \$720,000, but there is still equipment, which will be purchased separate, so the total cost will be approximately \$750,000 to \$775,000. He explained that paying upfront provides a discount on the purchase price and that there is bonding in place to protect the City in case the company goes out of business. Mayor Wilson said Council should mark the calendar for a November 2021 push-in ceremony.

XI. Discussion of Agenda Item(s) 13

Consider authorizing the city manager to enter into an agreement with Jeryl E. White, developer and property owner, concerning public water and sanitary sewer service, for four proposed single family homes in Hurst Extra Territorial Jurisdiction area in far northeast Hurst

Mr. Caruthers briefed Council on the proposed developer's agreement noting the area is in the City's extra territorial jurisdiction (ETJ) in far northeast Hurst near Colleyville and the landowner wants to build four homes on the vacant land. He stated the City of Colleyville could provide water, but due to gravity issues, not sanitary sewer. He noted the agreement is proposed in that the developer was contemplating mobile homes, but needed water and sewer services. Mr. Caruthers stated staff worked with the owner and essentially the agreement is that in exchange for water and sewer service, he will build single family homes. He explained the builder will not have to adhere to City codes, that the last legislative session, reduced city controls regarding building materials. Mr. Caruthers noted an additional clause to the agreement, recommended by the City Attorney, makes it clear the City has the right to terminate services if not constructed in accordance with the agreement. He requested Council include the amended language, per the attorney's recommendation, in the motion. In response to Councilmember questions, Mr. Caruthers stated there is not legal means to require the builder to share building plans, and there is a single family home on the parcel that will be demolished to maximize the number of lots to 3.5 lots on 1 acre.

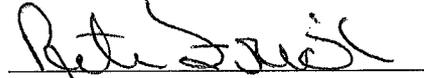
Mayor Wilson did not recess to Executive Session.

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 6:23 p.m.

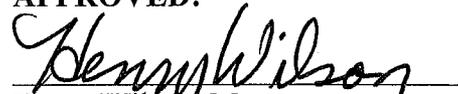
APPROVED this the 8th day of September 2020.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor