

**City of Hurst**  
**City Council Minutes**  
**Tuesday, August 25, 2015**

On the 25th day of August 2015, 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:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Planning
Steve Bowden	)	Executive Director of Economic Development
Steve Moore	)	Police Chief
Steve Neikamp	)	Assistant Police Chief

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.

Councilmember Nancy Welton gave the Invocation.

The Pledge of Allegiance was given.

**PRESENTATION**

1. Presentation of the Hurst Police Department's Commission on Accreditation for Law Enforcement Agencies (CALEA) Reaccreditation Award. Mayor Ward recognized City Manager Allan Weegar who expressed his appreciation for the Police Department and introduced Police Chief Steve Moore, who reviewed the process to attain accreditation by the Commission on Accreditation for Law Enforcement Agencies (CALEA). He noted the department has received reaccreditation eight times and is only two of ninety-eight agencies to receive the Gold Award. Chief Moore recognized Accreditation Manager Janet Grubish and thanked her and the department for their role in receiving this award. Assistant Chief Steven Neikamp displayed the award for the Council.

Mayor Ward expressed his appreciation for the Police Department.

**CONSENT AGENDA**

2. Considered approval of the minutes for the August 11 and 18, 2015 City Council meetings.
3. Considered Resolution 1629 ratifying the actions of the Hurst Community Services Development Board.
4. Considered Ordinance 2290, second reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.
5. Considered Ordinance 2292, second reading, SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1 Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road.
6. Considered Ordinance 2293, second reading, SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road.
7. Considered Ordinance 2291, second reading, amending the Hurst Code of Ordinances, Section 2-222 replacing Ordinance 2268 and decreasing the Neighborhood and Community Advisory Committee membership to ten (10) members.
8. Considered authorizing the city manager to enter into an annual contract for citywide portable restroom rentals with the option to renew for four additional twelve month periods.
9. Considered approval of the extension of the ground and pole lease agreement with Crown Castle.

Councilmember Wilson moved to adopt the consent agenda. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**PUBLIC HEARING(S) AND BUDGET RELATED ITEMS**

10. Presentation of the Distinguished Budget Award from (GFOA) The Government Finance Officers Association. Mayor Ward recognized City Manager Allan Weegar, who introduced Assistant City Manager Clay Caruthers. Mr. Caruthers reviewed the guidelines to receive the award noting this is the twenty-seventh year the City has been recognized. He expressed his appreciation for Budget Director Joni Baldwin and Budget Analyst Russell Shiflet for their role in the budget process. Mayor Ward expressed his appreciation to Mr. Caruthers for the financial savings identified for the City.
11. Conducted a Public Hearing to consider the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016. Mayor Ward announced a public hearing and recognized City Manager Allan Weegar who reviewed the budget process noting the multiple City Council work sessions on the budget. Mr. Weegar also noted the challenge of developing this year's budget due to the Tarrant Appraisal Districts new computer system and reporting methods. He expressed his appreciation for Assistant City Manager Clay Caruthers for really

scrubbing the numbers and finding TAD's reporting error. Mr. Weegar stated the appraisal rolls were down or basically flat this year, but staff believes they will recover next year. He noted sales tax is positive and the City is in sound financial shape. He noted a few challenges, including the City being 98% to 99% developed and the need to maintain the infrastructure and facilities to provide good customer service. Mr. Weegar stated staff believes they have a sound budget to present this evening and introduced Assistant City Manager Clay Caruthers. Mr. Caruthers stated Budget Director Joni Baldwin would present the budget this evening as part of her Leadership program.

Ms. Baldwin reviewed the Fiscal Year 2015-2016 proposed General Fund budget of \$33,462,875, a 1.76% increase from last year. Reviewed were total revenue and expenditure changes, the budget versus the municipal cost index, sales tax revenue and an appraised property valuation decrease of .37% . Ms. Baldwin reviewed where the money comes from and where the money goes along with the Pay as You Go program. She noted a proposed tax rate of \$0.61056, the same as the effective tax rate of \$0.61056, and a rollback rate of \$0.6377137. Ms. Baldwin noted the current tax rate of \$0.606 and City Manager Allan Weegar stated he wanted to be sure everyone understands the proposed tax rate is about a half-cent increase from last year.

Mr. Caruthers reviewed the distribution of the property tax rate with a Maintenance and Operation rate of \$.4742765 and Debt Service rate of \$.1362835 and explained the multiple factors to consider when comparing cities including exemptions. He explained the revenue impact for Hurst exemptions is \$2.2 million returned to the taxpayers.

Mr. Caruthers reviewed the Community Services Half Cent Sales Tax Fund and noted the Hurst Community Services Development Corporation met and held a public hearing for the Community Services Development Fund and due to a landscaping project, an updated number would be used for this part of the presentation. He noted revenue of approximately \$4.5 million and stated, by policy, a minimum fund balance of at least one million dollars is maintained. He reviewed beginning and ending fund balances, along with proposed expenditures, noting this fund is a positive 20 cents on the property tax rate.

Mr. Caruthers noted the public hearing process and ordinance for the Anti-Crime Fund had already been before the Council but provided a brief overview noting this fund is a positive 22 cents on the property tax rate. Mr. Caruthers reviewed the Enterprise Fund of \$21,800,642, a 2.2% increase, primarily generated by pass through costs from the City of Fort Worth. He stated the overall cost for water increased 2.12% and for wastewater 8.56%. He stated a 5.0% increase to the water and sewer rates is being proposed, and it is simply to take care of the wholesale costs, which the City does not control. Mr. Caruthers reviewed expenditures for the fund. Also reviewed were the primary operating and debt funds for the proposed budget for a Fiscal Year 2016 budget of \$69,351,563. Mr. Caruthers reviewed other enterprise and special revenue funds and noted the vote on the budget would be at the September 8, 2015 City Council meeting, 6:30 p.m. in the Council Chamber.

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

Councilmember Kitchens noted the City's very healthy debt ratio and the City is more than fiscally conservative. Councilmember Booe noted the lowering of the tax rate in 1992 and reiterated the City did not elongate the time of payment when refinancing the debt issuances.

Mayor Ward stated there is no Council action this evening and the first reading of the proposed budget will be at the September 8, 2015 City Council meeting.

**PUBLIC HEARING(S) AND RELATED ITEMS**

12. Conducted a public hearing to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1, Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road. Mayor Ward announced a public hearing and recognized applicant Nick Maxwell with Cates and Clark Associates, a civil engineer firm. Mr. Maxwell stated the site plan revision is for the Super Target on Pipeline Road, proposing two out lots in the parking lot. He stated there will be parking spaces left to meet City ordinances and water and sewer service will be provided. Managing Director of Development Michelle Lazo reviewed the site plan noting the two parcels will be less than an acre.

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

In response to Councilmembers' questions, Ms. Lazo explained the space is zoned for general retail and restaurants. Councilmembers discussed traffic flow and congestion in the area and Ms. Lazo stated there are currently no changes to access points.

13. Considered Ordinance 2294, first reading, to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1, Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road.

Councilmember Wilson moved to pass SP-15-08, a site plan revision for Lot 5A, Block 1, Old Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road, and Ordinance 2294 on first reading. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

14. Conducted a public hearing to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway. Mayor Ward announced a public hearing and recognized Brian Guenzel and President of Point of Sale Outdoor Media Raymond Rodriguez. Mr. Guenzel reviewed the request for five signs for on-premise advertising. He stated the signs are more pedestrian oriented, and located deep in the interior of the parking lot. He explained they are not electronic signs, but high quality print backed by LED lighting, solar powered with battery backup.

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

In response to Councilmembers' questions, Mr. Guenzel stated the signs are double sided, approximately 13.8 feet in height with an additional 1.5 feet for the solar panel. He stated no one has run into the signs, that a parking stop is placed below the signs so no one will try to drive underneath the sign. He stated the verbiage for the signs will include store sales and promotions and they have strict guidelines from the owners regarding what type of information may be displayed. Mr. Rodriguez outlined benefits for the shoppers and stated the signs are being requested by the landlords. Mayor Ward expressed his concern for

having the parking stop underneath the signs.

15. Considered Ordinance 2295, first reading, to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway.

Councilmember Booe moved to approve Ordinance 2295 an ordinance adopting a site plan approval for signage only, for Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway, SP-15-09. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **PLAT(S)**

16. Considered P-15-09 Olde Towne Square, a replat of Lot 5A, Block 1A and 1C, Block 1, to Lots 5AR, 5D, and 5E, Block 1A Olde Towne Square Addition being 18.81 acres located at 1400 Precinct Line Road.

In response to Councilmember Wilson's questions, City Manager Allan Weegar stated engineering reviewed the plat.

Councilmember Wilson moved to approve P-15-09 Olde Towne Square replat. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **ACTION ITEM(S)**

17. Considered authorizing the city manager to reject all bids and proceed with Falkenberg Construction Company, Inc., for the purchase and installation of a restroom at the Hurst Athletic Complex.

Deputy City Manager Allan Hiendel provided Council an overview of the proposed project, noting the original bid award was not able to bond the project and new bids were received but were higher than the original amount. Staff looked at alternatives and found the low bidder, Falkenburg, does significant work under TEXMAS and agreed to submit under TEXMAS, which is the lowest bid. He stated staff is requesting the Council reject all bids and award the contract to Falkenburg for \$360,000.

In response to Councilmembers' questions, Mr. Heindel stated the restrooms are for adults and children and a lift station would be utilized similar to the one at the Chisholm Park restroom.

Councilmember McLendon moved to authorize the city manager to reject all bids and proceed with Falkenberg Construction Company, Inc., for the purchase and installation of a restroom at the Hurst Athletic Complex, for an amount not to exceed \$360,000, with funding from the Half Cent Sales Tax Fund. Motion seconded by Councilmember Welton. Motion

prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

18. Considered authorizing the city manager to enter into an annual contract with LandCare for citywide landscape maintenance services with the option to renew for four additional twelve month periods.

Deputy City Manager Allan Heindel reviewed the proposed contract explaining the history of contracting for these services rather than servicing in-house. He explained the scope of service to be provided noting the City added a number of sites to the contract. He explained the company contracted with in 2010, kept their rates low and Landcare, the company that bought TruGreen, indicated they were losing money in Hurst. Mr. Heindel reviewed the bid process and noted Landcare was the only bidder with an annual contract value of \$645,000. He reviewed funding availability in the Parks Division operating budget and \$200,000 identified in the reserved revenue of the Half Cent Sales Tax Fund. He explained staff did an analysis if it would be more cost effective to bring the services back in-house and determined contracting was still more economical.

Councilmember Kitchens moved to authorize the city manager to enter into an annual contract with LandCare for citywide landscape maintenance services with the option to renew for four additional twelve month periods. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **OTHER BUSINESS**

19. Review of upcoming calendar items – City Manager Allan Weegar noted it is time for the communication to go out regarding the water and sewer line warranty program. He stated letters will be going out about the program that is vetted through the National League of Cities and he wants to make sure the residents know the letters include the City logo and Mayor's signature. He stated other companies send out similar materials, but have not been vetted through the National League of Cities. He stated the only other calendar item is the September 22, 2015 City Council meeting is changed to September 29, 2015.
20. City Council Reports – Councilmember Wilson noted Councilmember Welton's birthday celebration.

### **PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED**

Mayor Ward recognized Gary Waldron who questioned if the rates were going to go up for the water and sewer line warranty program. City Manager Allan Weegar indicated they were not going up.

Mayor Ward recognized Magnolia Martinez, a Hurst resident and student who stated one of her assignments is to attend a Council meeting. She also expressed her desire to become more involved in the community.

**ADJOURNMENT**

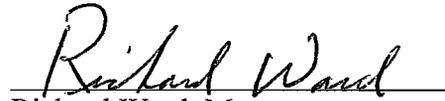
The meeting adjourned at 8:16 p.m.

**APPROVED** this the 8th day of August 2015.

**ATTEST:**

  
\_\_\_\_\_  
Rita L. Frick, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Richard Ward, Mayor