A Regular Meeting by the City Council of the City of Haltom City, Texas, was held on January 8, 2018, at 7:00 p.m. at City Hall, 5024 Broadway Avenue, Haltom City, Texas, with the following members present:

Mayor David Averitt  Mayor Pro Tem Dr. An Truong
Council Place 1 Jeannine Nunn  Council Place 2 Walter Grow
Council Place 3 Lin Thompson  Council Place 4 Trae Fowler
Council Place 5 Bob Watkins
Council Place 6 Ricky Brown was absent.

Staff Present: Keith Lane, City Manager; Rex Phelps, Assistant City Manager; Wayne Olson, City Attorney; Art Camacho, City Secretary; Glenna Batchelor, Planning and Community Development Director; Jennifer Fung, Finance Director; Perry Bynum, Fire Chief; Sidonna Foust, Customer Services Director, and Greg Van Nieuwenhuize, Public Works Director.

WORKSESSION

CALL TO ORDER
Mayor Averitt called the Worksession to order at 6:04 p.m. Assistant City Manager Rex Phelps introduced Dilip Pranav, of Chase Hospitality, who gave a PowerPoint presentation regarding their planned construction project and business development in north Haltom City. Public Works Director Greg Van Nieuwenhuize presented the 44th Community Development Block Grant information and a discussion was held regarding the amount of funding and project selection. City Manager Keith Lane presented information regarding the possible May 2018 Bond Election and a discussion was held regarding the proposed fire station. The Worksession ended at 6:25 p.m. Mayor Averitt called for a short recess and an Executive Session at 6:35 p.m.

EXECUTIVE SESSION
Chapter 551 of the Texas Government Code
As authorized by Section 551.071, the City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, in addition to the following matters:

Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct which may conflict with the Open Meetings Act; including discussion of any item posted on the Agenda; to seek legal advice on open meetings, open records, dissolution/restructuring of the Haltom City Economic Development Corporation, and pending litigation and settlement offers for the following cases:

- Flynn v. Haltom City EDC
- James H. Watson v. City of Haltom City
- Amer Ozzie v. City of Haltom City
- Ray Beshirs v. City of Haltom City

Section 551.072 – Deliberations about Real Property
Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City and the EDC, including city buildings.

Mayor Averitt closed the Executive Session at 7:10 p.m.
CALL TO ORDER
Mayor Averitt called the meeting to order at 7:18 p.m.

INVOCATION/PLEDGE OF ALLEGIANCE
Assistant City Manager Rex Phelps gave the Invocation, and led the Pledge of Allegiance and the Texas Flag Pledge.

ANNOUNCEMENTS/EVENTS – City Secretary Art Camacho read the following:
- The Haltom City Calendars are still available, but limited.
- The Haltom City Library will be offering AARP Tax Preparation Help.
- Waste Connections will be offering free Christmas recycling.
- The Haltom Stampede is scheduled for February 10th.
- The BISD is requesting volunteers for the World Read Aloud Week.
- The HC Beautification Board expressed thanks to the Christmas decorators.
- The Carson Street Closing will be closed for 8 months to a year.
- The HC Public Library lists the children, teen and adult programs on the website.

REPORT – Fire Chief Perry Bynum presented an equipment status update and a discussion was held on the current equipment condition, depreciation values, grant funding, funding source, and the possible future purchase of a new fire engine in 2018 through a different fire engine supplier.

REGULAR AGENDA
1. Minutes – Consideration and/or action regarding approval of the Minutes of the meetings of December 5, 2017, December 11, 2017 and December 18, 2017. City Secretary Art Camacho informed the Council of a correction to the December 11, 2017 Minutes. Mayor Pro Tem Truong moved, seconded by Council Member Thompson, to approve the Minutes of December 5, 2017, December 11, 2017 with corrections, and December 18, 2017. The vote was unanimous. Motion carried.

2. General Election – Consideration and/or action regarding approval of Resolution No. R-2018-001-01 calling for a General Election and authorizing a Joint Election with Tarrant County on May 5, 2018. City Secretary Art Camacho presented the resolution and Council Member Grow moved, seconded by Council Member Thompson, to approve Resolution No. R-2018-001-01 – General Election. The vote was unanimous. Motion carried.

3. Ordinance No. O-2017-029-15 (CU-012-17) – Consideration and/or action on the application of Don Denman of Denman Commercial for a conditional use permit for a wrecking/auto salvage yard in in the “M-1” Industrial and “M-2” Heavy Industrial District in accordance with Zoning Ordinance O-2002-032-15, and Section 42-121, on Lot 3-5 of Block 29, Lot 1-3 of Block 30, A1424 TR 2D and Lot 6R of Block 29 out of the Watauga Addition, locally known as 6001 & 6035 Huddleston Street. 2nd Reading. Planning and Community Development Director Glenna Batchelor presented the ordinance. Council Member Fowler moved, seconded by Mayor Pro Tem Truong, to approve Ordinance No. O-2017-029-15 (CU-012-17) – second reading. The vote was unanimous. Motion carried.

4. Resolution No. R-2018-002-01 – Consideration and/or action to approve Resolution No. R-2018-002-01 - removal of deed restrictions for the IDEA Public School. Assistant City Manager Rex Phelps introduced Peter Hayes, of Project Management Services Inc. (PMSI), who presented a PowerPoint illustrating a new school facility site plan and
possible property acquisitions. A discussion was held regarding the IDEA Public School objectives and operations. Mayor Averitt allowed the following individuals to speak on this agenda item:

1. Richard Davis, of the Birdville Independent School District (BISD), decided to forego his comment time to the next set of speakers.

2. Joe Tolbert, of the BISD, introduced several members attending the meeting; expressed thanks to the relationship held by the BISD and the City of Haltom City; and spoke in opposition of a new charter school in the BISD.

3. Kelvin Delks, of the BISD, also thanked Haltom City and expressed his approval of the BISD school system and staff.

A discussion was held regarding the IDEA Public School’s demographic target, quality of education, number of grades to be instilled in the facility, student capacity, bus service, and other facility location sites in Tarrant County. In addition, additional information was provided concerning the lottery system, grade expansion, phase developments, and property restrictions. Council Member Fowler moved, seconded by Council Member Thompson, to deny Resolution No. R-2018-002-01. The vote was unanimous. Motion carried.

5. **Ordinance No. O-2018-010-01** – Consideration and/or action regarding approval of Amending Chapter 98, Water and Sewers, Article I, In General, Article II, Water Service, and Article III Sewer Service of the Haltom City Code providing for the collection of fees by the City or its contracted parties; Amending Appendix C – Fee Schedule to the Code of Ordinances, adding tap fees for subdivision developers and updating deposit rates for residential units; repealing all ordinances and parts of ordinances in conflict herewith. 1st Reading. Sidonna Foust, Customer Services Director, presented the ordinance and a discussion was held regarding the future rate increases and the need to make the billing more equitable. Council Member Grow moved, seconded by Council Member Fowler, to approve Ordinance No. O-2018-010-01 – Amending Chapter 98, Water and Sewers. The vote was unanimous. Motion carried.

6. **Final Plat (P-018-17)** – Conduct a Public Hearing and consider action on an application of Bradley D. Copeland, on behalf of CC 820 Beach Grand LLC, Ltd, for approval of a final plat creating Grand on Beach, being Block 1, Lot 6 of an Addition to the City of Haltom City G.B. Stanley Survey, Abstract No. 1378, located in the “PD” Planned Development Multi-Family Residential District containing approximately 15.4 acres of land, locally known as 4100 Northern Cross Blvd. Planning and Community Development Director Glenna Batchelor presented the plat and a discussion was held regarding the location, projected renters, and the parkland dedication fee. Mayor Averitt called for a Public Hearing at 8:45 p.m. David Strauss, Development Partner of Copeland Commercial LLC, presented a PowerPoint indicating the site plan, property details, apartment features and a potential construction starting date of February 1, 2018. No one else came forward. Mayor Averitt closed the Public Hearing at 8:51 p.m. Council Member Grow moved, seconded by Mayor Pro Tem Truong, to approve Final Plat (P-018-17) with the acceptance of the fifty percent (50%) credit parkland dedication fee in the amount of $38,000. The vote was unanimous. Motion carried.

**VISITORS/CITIZENS FORUM**

Daniel Joe Bennet came forward and thanked the Council for supporting him on his TAD election, commented on the election returns, and also presented information regarding a filed complaint with the Tarrant County District Attorney.
BOARDS/COMMISSIONS/COMMITTEES

7. **Resignations of Board/Commission/Committee Members** – Consider approval of the resignations of Board/Commission/Committee Members. Mayor Averitt submitted the resignation of Layla Caraway from the Tax Increment Reinvestment Zoning (TIRZ) Board. The Council voted unanimously to approve the resignation.

8. **Appointment/Reappointment to Boards/Commissions/Committees** – Consider approval regarding appointments to Boards/Commissions/Committees. Council Member Watkins appointed Daren Hudson to the TIRZ Board. The appointment was approved unanimously. Council Member Watkins appointed Karen Hudson to the P & Z Commission, effective January 23, 2018. The appointment was approved unanimously.

EXCUSED ABSENCE OF COUNCIL MEMBERS

9. **Attendance Requirements** – Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a). Attendance Requirements of the Haltom City Charter. Council Member Fowler moved, seconded by Council Member Thompson, to accept the absence of Council Member Ricky Brown. The motion was approved unanimously.

FUTURE AGENDA ITEMS

10. Discussion on items to be placed on future agendas. Council Member Fowler referred to Council Member Ricky Brown’s email regarding the Hudson Glass rezoning request from October 9, 2017. A discussion was held concerning the agenda placement direction, the conditions for the Planned Development being met, and the dates for the P & Z to meet on this item. Council Member Fowler moved, seconded by Council Member Thompson, to place former agenda item – Ordinance No. O-2017-021-15 - on the next agenda for reconsideration by the Council. Mayor Pro Tem Truong and Council Members Nunn, Thompson, Fowler, and Watkins voted aye. Council Member Grow voted nay. Motion carried.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

Mayor Averitt extended condolences from the Council and City Staff to Mayor Pro Tem Truong on the loss of his son Daniel. Mayor Pro Tem Truong thanked the Council and citizens for their support through this difficult time. Mayor Averitt adjourned the meeting at 9:15 p.m.

RESPECTFULLY SUBMITTED BY:  
Art Camacho, City Secretary

APPROVED BY:  
David Averitt, Mayor