A Regular Meeting by the City Council of the City of Haltom City, Texas, was held on January 14, 2019, at 7:00 p.m. at City Hall, 5024 Broadway Avenue, Haltom City, Texas, with the following members present:

Mayor David Averitt
Council Place 1 Jeannine Nunn
Council Place 3 Lin Thompson
Council Place 5 Bob Watkins
Staff Present: Keith Lane, City Manager; Rex Phelps, Assistant City Manager; Wayne Olson, City Attorney; Art Camacho, City Secretary; Jennifer Fung, Finance Director; Glenna Batchelor, Planning and Community Development Director; Sidonna Foust, Customer Service Director, and Greg Van Nieuwenhuize, Public Works Director.

WORKSESSION

CALL TO ORDER - Mayor Averitt called the Worksession to order at 6:00 p.m.

VISITORS/CITIZENS FORUM
No citizen came forward.

WORKSESSION
Mark McLiney, of SAMCO Capital Markets, presented the 2019 Bond Issuance Plan and a discussion was held regarding the projected pay schedule, interest rates available, and the financial schedule. This item will be put on the February 11, 2019 agenda for approval.

Mayor Averitt called for an Executive Session at 6:25 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, code of ethics and conflicts of interest, city charter limitations, dissolution/restructuring of the Haltom City EDC, Chapter 380 Agreement with Haltom Hospitality, LLC, selection process for design/construction of Fire Station 3, amending and repealing city ordinances and pending litigation and settlement offers for the following cases:

- Flynn v. Haltom City EDC
- James H. Watson v. City of Haltom City
- Ray Beshirs v. City of Haltom City
- Amer Ozzie v. City of Haltom City
- Joe Williamson v. City of Haltom City
- Nicklaus Forrest v. City of Haltom City
- John Summers v. City of Haltom City
- Skyline Mobile Home Park v. 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 7:00 p.m. and a short recess was held.
CALL TO ORDER
Mayor Averitt called the meeting to order at 7:08 p.m.

INVOCATION/PLEDGE OF ALLEGIANCE
Mayor Pro Tem Truong gave the Invocation, and led the Pledge of Allegiance and the Texas Flag Pledge.

ANNOUNCEMENTS/EVENTS – City Secretary Art Camacho read the following:
- The HC Public Library lists the children, teen, and adult programs on the website.
- Landscapes of HC, a coloring book by HHS Arts Club members, is for sale for $10.
- HC Calendars are available at City Hall, the Rec Center, and the Library.
- Veterans Memorial has a brick fundraiser and can be ordered through the city website.
- Haltom Stampede will be held on Feb. 9 and registration is available online.
- Parks and Rec have a Master Plan available for citizen input on the city website.
- Volunteers are needed to read to BISD students on World Read Aloud Day on Feb. 1.

CONSENT AGENDA
1. Minutes – Consideration and/or action regarding approval of the Minutes of the Regular Meeting of December 10, 2018.
2. Ordinance No. O-2018-033-15 (Z-007-18) – Consideration and/or action regarding approval of the application of Norman White, on behalf of U-Haul, for a Zoning Change request from “C-2” Commercial to “PD-C-2 – Self Storage Facility District” Commercial District located on a tract of land situated in the Alexander Hood Survey, Abstract 682, Tract 3C and being approximately 5.9721 acres North of NE Loop 820, locally known as 5101 NE Loop 820. 2nd Reading
3. Ordinance No. O-2018-034-15 (CU-013-18) – Consideration and/or action regarding approval of the application of Ryan Redus for a Conditional Use Permit request in the “C-2” Commercial District to allow for auto laundry/car wash located on a tract of land situated in the Q. T. 868 Addition, Lot 2R2, Block J and being approximately 1.0571 acres east of North Beach Street, locally known as 5410 North Beach Street. 2nd Reading
4. Resolution No. R-2019-001-11 – Consideration and/or action regarding approval to abandon a portion of Sanitary Sewer Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed.
5. Resolution No. R-2019-002-11 – Consideration and/or action regarding approval to abandon a portion of Utility Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed.
6. Resolution No. R-2019-003-11 – Consideration and/or action regarding approval to abandon a portion of Drainage and Utility Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed.

Mayor Averitt stated Consent Agenda Items 4, 5, and 6 need to be moved to the Regular Agenda. Mayor Pro Tem Truong moved, seconded by Council Member Thompson, to approve the Consent Agenda consisting of Agenda Items 1 through 3. The vote was unanimous. Motion carried.

REGULAR AGENDA
4. Resolution No. R-2019-001-11 – Consideration and/or action regarding approval to abandon a portion of Sanitary Sewer Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed. Public Works Director Greg Van Nieuwenhuize presented the agenda item and stated that AT&T would have to
notify him in regard to approving the abandonment prior to filing the other two consecutive deeds on the agenda. Council Member Grow moved, seconded by Council Member Brown, to approve Resolution No. R-2019-001-11, abandoning a portion of Sanitary Sewer Easements within the High Pointe Addition. **The vote was unanimous. Motion carried.**

5. **Resolution No. R-2019-002-11** – Consideration and/or action regarding approval to abandon a portion of Utility Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed. Council Member Grow moved, seconded by Council Member Nunn, to approve Resolution No. R-2019-002-11, abandoning a portion of Utility Easements within the High Pointe Addition, subject to AT&T approval. **The vote was unanimous. Motion carried.**

6. **Resolution No. R-2019-003-11** – Consideration and/or action regarding approval to abandon a portion of Drainage and Utility Easements within the High Pointe Addition and to authorize the Mayor to execute the corresponding Quitclaim Deed. Council Member Grow moved, seconded by Council Member Nunn, to approve Resolution No. R-2019-003-11, abandoning a portion of Drainage and Utility Easements within the High Pointe Addition, subject to AT&T approval. **The vote was unanimous. Motion carried.**

7. **Award of Bid RFB2018-3311-02** – Consideration and/or action to award a construction contract for the Street and Utility Reconstruction Improvements for Joy Lee Street, Swan Street, Lamond Court, and Springview Court. Public Works Director Greg Van Nieuwenhuize presented the bids, with McClendon Construction submitting the best bid. A discussion was held regarding the sidewalk specifics with sidewalks on both sides of Joy Lee, west of Larry Street to Earle Drive; Swan Street, between Joy Lee and Monna, installed on the west side of Swan Street; Lamond Court, sidewalks on both sides, and Springview Court, both sides. Mayor Pro Tem Truong moved, seconded by Council Member Nunn, to approve the award of Bid RFB2018-3311-02, to award a construction contract for the Street and Utility Reconstruction Improvements for Joy Lee Street, Swan Street, Lamond Court, and Springview Court, as suggested by staff. The suggestion was only one side of Joy Lee, with staff selecting the side; both sides of Swan Street; both sides of Lamond and Springview Court. **The vote was unanimous. Motion carried.**

8. **Resolution No. R-2019-004-01** – **May 2019 General Election** – Consideration and/or action regarding approval of Resolution No. R-2019-004-01 calling for a General Election and authorizing a Joint Election with Tarrant County on May 4, 2019. City Secretary Art Camacho presented the resolution relating to the General Election with the offices of Mayor, Place 1, Place 2 and Place 7 to be elected and the Joint Election with Tarrant County. Council Member Grow moved, seconded by Council Member Nunn, to approve Resolution No. R-2019-004-001, calling for the May 4, 2019 General and Joint Election. **The vote was unanimous. Motion carried.**

9. **P-019-14 – Preliminary Plat** – Conduct a Public Hearing and consideration and/or action on the application of Goodwin and Marshall, Inc., on behalf of HPC High Pointe Development, LTD., for approval of a preliminary plat creating High Pointe Addition from a portion of Block 3 and 4 of Fossil Ridge Subdivision and a portion of Lot 1R, Block 4 of Lots 1R and 2R, Block 4 of Fossil Ridge Addition, located in the “PD” Planned Development for “SF-2” Single Family Residential uses, containing approximately 62.95 acres of land, locally known as 4805 Northeast Loop 820 Highway and unaddressed property. Planning and Community Development Director Glenna Batchelor presented the plat and Mayor Averitt opened the Public Hearing at 7:40 p.m. for the three plats. No one came forward. Mayor Averitt closed the Public Hearing at 7:41 p.m. Mayor Pro Tem Truong moved, seconded by Council Member Thompson, to approve Preliminary Plat P-019-14, Final Plat P-012-16, and Final Plat P-015-17. **The vote was unanimous. Motion carried.**

10. **P-012-16 – Final Plat** – Conduct a Public Hearing and consideration and/or action on the application of Goodwin and Marshall, Inc., on behalf of HPC High Pointe Development, LTD.,
Conduct a Public Hearing and consider action on the application of Awad Eskander, on behalf of Hassib Abi-Hanna, for approval of a replat creating Lots 1A-R-1 & 2A-R-1, Block 1 of the L. Berry Addition No. 1 from Lots 1A-R & 2A-R of the L. Berry Addition No.1 located in the “M-1” Industrial District and “C-3” Commercial District containing approximately 5.708 acres of land, locally known as 2301 Higgins Lane & 4118 N.E. 28th Street. Planning and Community Development Director Glenna Batchelor presented the replat and Mayor Averitt opened the Public Hearing at 7:44 p.m. No one came forward. Mayor Averitt closed the Public Hearing at 7:45 p.m. Council Member Thompson moved, seconded by Council Member Nunn, to approve Replat P-010-18. The vote was unanimous. Motion carried.

Conduct a Public Hearing and consideration and/or action to approve the application of Michael Scott for approval of a replat creating Lot 1R, Block 31 of the Watauga Addition from lots 1-14 & closed alley, Block 31, Watauga Addition in the “M-1” Industrial District containing approximately 2.09 acres of land, locally known as 6003 Huddleston Street. Planning and Community Development Director Glenna Batchelor presented the replat and Mayor Averitt opened the Public Hearing at 7:46 p.m. No one came forward. Mayor Averitt closed the Public Hearing at 7:47 p.m. Council Member Watkins moved, seconded by Council Member Thompson, to approve Replat P-016-18. The vote was unanimous. Motion carried.

Conduct a public hearing and consider action on the application of Ernest Hedgcoth, on behalf of Operating Partners, LLC., for approval of a replat creating Lot 2R-1, Block 1, of the Theo Christensen Addition from Lot 2R, Block 1 Theo Christensen Addition & Lot 1 & 2, Block 1, Ollie Hale Addition & Lot 1, Block 1, Yance Christensen Addition located in in the “M-2” Heavy Industrial District and “C-3” Commercial District containing approximately 2.572 acres of land, locally known as 2225 Ola Lane, 2301 Ola Lane and 2305 Ola Lane. Planning and Community Development Director Glenna Batchelor presented the replat and requested a continuance. Council Member Grow moved, seconded by Council Member Thompson, to place Replat P-018-18 on a continuance until the February 11, 2019 Council meeting. The vote was unanimous. Motion carried.
15. **Ordinance No. O-2019-001-15 (CU-014-18)** – Conduct a Public Hearing and consideration and/or action to approve the application of LeRoy Blanks for a Conditional Use Permit request in the “C-3” Commercial District to allow for a Bingo Hall – Commercial use in the “C-3” Commercial District, containing approximately 4.262 acres containing approximately 14,400 square feet of lease space on the south end of the building on Lot A1, Block 9 of the North Hills Addition, locally known as 3500 Denton Highway - 1st Reading. Attorney Ray Oujesky approached the Council and presented a PowerPoint addressing the permit request for a bingo hall, which included revenue sales, sales tax, hours of operation, staff, equipment, and security. Applicant LeRoy Blanks also provided additional information regarding operations, charity licensing, and age restrictions. Mayor Averitt opened the Public Hearing at 8:14 p.m. Don Lemaster agreed with the application and requested the name of the establishment be Fort Worth Bingo at Haltom City. No other citizen came forward. Mayor Averitt closed the Public Hearing at 8:15 p.m. Council Member Nunn moved, seconded by Council Member Brown, to approve Ordinance No. O-2019-001-15 (CU-014-18) on first reading for the Bingo Hall. The vote was unanimous. Motion carried.

16. **Resolution No. R-2019-005-01** - Consideration and/or action regarding amendment to Resolution R-2018-012-01 Amended terminating the Haltom City Economic Development Corporation. Council Member Grow commented on amending the previous resolution of terminating the EDC after receiving information regarding property sales, marketing ventures, and projects regarding flood plain reconstruction from developers. He then moved, seconded by Council Member Brown, to approve Resolution No. R-2019-005-01, extending the termination date to July 31, 2020. The vote was unanimous. Motion carried.

17. **CITY STAFF REPORTS** – Assistant City Manager Rex Phelps reminded the Council of the TIRZ Agreement at the High Pointe subdivision and proceed with either a reinstatement of the previous TIRZ board or select new members to serve. Customer Service Representative Sidonna Foust presented a report from Fathom regarding customer credit, customer service approval, billing date changes, age and disability features and billing improvements.

18. **FUTURE AGENDA ITEMS** – The considerations for the Visitor/Citizen Forum by Council Member Brent Weast will be brought forward at a later time.

19. **Resignations of Board/Commissions/Committee Members** – Consider approval of the resignations of Board/Commission/Committee Members. Mayor Averitt presented the resignation of Susann Ora from the Civil Service Commission. The resignation was approved unanimously.

20. **Appointment/Reappointment to Boards/Commissions/Committees** – Consider approval regarding appointments to Boards/Commissions/Committees. There were no appointments or reappointments.

**EXCUSED ABSENCE OF COUNCIL MEMBERS**

21. **Attendance Requirements** – Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a). There were no absences

**EXECUTIVE SESSION**

The Council went into Executive Session at 8:33 p.m.

**RECONVENE TO REGULAR SESSION**

22. Take any action deemed necessary as a result of the Executive Session.

The Council reconvened at 9:04 p.m. No action was taken.

**ADJOURNMENT**

Mayor Averitt adjourned the meeting at 9:05 p.m.
RESPECTFULLY SUBMITTED BY:

Art Camacho, City Secretary

APPROVED BY:

David Averitt, Mayor