A Regular Meeting by the City Council of the City of Haltom City, Texas, was held on December 10, 2018, 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 Jeanine Nunn
- Council Place 3 Lin Thompson
- Council Place 6 Ricky Brown
- Council Member Place 4 Brent Weast

Mayor Pro Tem Dr. An Truong
Council Place 2 Walter Grow
Council Place 5 Bob Watkins

Council Member Place 4 Brent Weast was absent.

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; Toni Beckett, Human Resources and Risk Management Director; Bobbi Arthur, Senior Citizen’s Center Director; Fire Chief Perry Bynum; Lesly Smith, Library Director; Janet Carver, Purchasing Agent, and Greg Van Nieuwenhuize, Public Works Director.

WORKSESSION

CALL TO ORDER - Mayor Averitt called the Worksession to order at 6:02 p.m.

VISITORS/CITIZENS FORUM
No citizen came forward.

WORKSESSION
Mayor Averitt requested the discussion regarding the Visitors/Citizen Forum be moved to the next meeting for input from Council Member Brent Weast. City Attorney Wayne Olson explained current processes regarding plat approvals and differences for zoning, particularly concerning the variances that come before the Council. He included the process of review by the Planning and Zoning Commission, public hearings, the time of deliberation, and the passing of the ordinance on two readings by the City Council. More direction on this will be forthcoming.

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
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 7:03 p.m. and a short recess was held.

REGULAR MEETING

CALL TO ORDER
Mayor Averitt called the meeting to order at 7:08 p.m.

INVOCATION/PLEDGE OF ALLEGIANCE
Council Member Brown 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.
- Holiday Bedtime Story will be held on Dec. 20th at the Library.
- Paint Night at the Library will be held on Saturday, January 12th.
- The Neighborhood Decorating Contest is Dec. 10th through the 16th.
- Veterans Memorial has a brick fundraiser and can be ordered through the city website.
- Parks Dept. is hosting a public input meeting for the 10 yr. Master plan on Dec. 12th.
- Christian Center is hosting a free meal on Christmas Day.
- No City Council meeting will be held on Dec. 24th because of Christmas Eve.
- City Hall Facilities will be closed on Dec. 24th, 25th and January 1st.

PRESENTATION – “Certificate of Recognition – Warren Davenport” – Bobbi Arthur, Senior Citizen Center Director, presented Warren Davenport with a plaque honoring him for over fifty years of community service. He thanked the citizens and Council for their appreciation.

CONSENT AGENDA

1. Minutes – Consideration and/or action regarding approval of the Minutes of the November 26, 2018 Regular Meeting and a correction to the approved Minutes of November 12, 2018.

2. Ordinance No. O-2018-031-15 (CU-011-18) – Consider an application of Tita Lagrimas requesting a Conditional Use Permit for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials in the “M-2” Heavy Industrial District located on a tract of land situated in Fortex Industrial Complex Addition, on Block 1, Lot E, being approximately 2.88 acres, locally known as 2516 Minnis Drive, Suite 100. 2nd Reading.

3. Ordinance No. O-2018-032-15 (CU-012-18) – Consider an application of Thomas Hoover requesting a Conditional Use Permit for Motel/hotel (excluding extended stay) in the “C-2” Commercial District located on a tract of land situated in Fossil Ridge Addition, on Block 5, Lot 3-4RA1A, being approximately 26.3906 acres, locally known as 3951 NE Loop 820. 2nd Reading.

4. Library Computer Purchases – Consideration and/or action to approve the purchase of four Library children’s computers from Library Donation Fund.

5. Vacuum Excavator Purchase – Consideration and/or action regarding the purchase of a vacuum excavator through Kinloch Equipment & Supply, Inc. on their Buyboard contract for a total of $291,724.
6. **Janitorial Bid** – Consideration and/or action to award a three-year contract to UBM Enterprise LLC for a cost of $290,645.64 with a mutual option for renewal for an additional two one-year periods at $96,881.88 per annum.

   Council Member Grow moved, seconded by Council Member Nunn, to approve the Consent Agenda consisting of Agenda Items 1 through 6. **The vote was unanimous. Motion carried.**

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**REGULAR AGENDA**

7. **Revision of Personnel Policies and Procedures** – Consideration and/or action to approve revisions to the Hours Worked, Compensation and Rates of Pay, Pay System, and Overtime Compensation and Compensatory Time policies. Toni Beckett, Human Resources and Risk Management Director, presented the revisions and a discussion was held regarding the overtime acquired by the Fire Department with the new payment date. Council Member Grow moved, seconded by Council Member Thompson, to approve Resolution No. R-2014-025-02 – revisions to Hours Worked, Compensation and Rates of Pay, Overtime Compensation and Compensatory Time; and Pay System policies. **The vote was unanimous. Motion carried.**

8. **Ordinance No. O-2018-033-15 (Z-007-18)** – Conduct a public hearing and 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. **1st Reading.** Glenna Batchelor, Community Planning and Development Director, presented the ordinance and Mayor Averitt opened the Public Hearing at 7:31 p.m. No citizen came forward. Mayor Averitt closed the Public Hearing at 7:32 p.m. Council Member Thompson moved, seconded by Mayor Pro Tem Truong, to approve Ordinance No. O-2018-033-15 (Z-007-18) – first reading. **The vote was unanimous. Motion carried.**

9. **Ordinance No. O-2018-034-15 (CU-013-18)** – Conduct a public hearing and 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. **1st Reading.** Glenna Batchelor, Community Planning and Development Director, presented the ordinance and Mayor Averitt opened the Public Hearing at 7:35 p.m. No citizen came forward. Mayor Averitt closed the Public Hearing at 7:36 p.m. Council Member Nunn moved, seconded by Council Member Brown, to approve Ordinance No. O-2018-034-15 (CU-013-18) – first reading. **The vote was unanimous. Motion carried.**

10. **CITY STAFF REPORTS** – There was no Staff Report.

11. **FUTURE AGENDA ITEMS** – There were no future agenda items.

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**BOARDS/COMMISSIONS**

12. **Resignations of Board/Commissions/Committee Members** – Consider approval of the resignations of Board/Commission/Committee Members. Council Member Thompson presented the resignation of Cody Gamble from the Parks and Recreation Board. **The resignation was approved unanimously.**

13. **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

14. Attendance Requirements – Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a). Council Member Thompson moved, seconded by Council Member Grow, to excuse the absence of Council Member Weast. The absence was approved unanimously.

ADJOURNMENT

Mayor Averitt adjourned the meeting at 7:38 p.m.

RESPECTFULLY SUBMITTED BY:  

Art Camacho, City Secretary

APPROVED BY:  

David Averitt, Mayor