



Minutes  
White Settlement City Council  
Regular Meeting

City Hall, 214 Meadow Park Drive  
White Settlement, Texas

June 4, 2019  
7:00 p.m.

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### **CALL TO ORDER**

Mayor White called the meeting of the City Council to order at 7:00 p.m. announcing a quorum of members present as follows:

Council Member Paul Moore  
Council Member Evelyn Spurlock  
Council Member Christina Grudzinski  
Council Member Gregg Geesa

Mayor Pro Tem Danny Anderson was absent due to girlfriends pending surgery.

Executive staff present included City Secretary, and City Attorney. Management staff present included Police Chief, Finance Director, Public Works Director, Community Services Director, and Communications Manager. City Marshal and MIS were also present. City Manager was absent due to illness.

### **INVOCATION / PLEDGE OF ALLEGIANCE**

Mayor White gave the invocation and led the Pledge of Allegiance

### **EXECUTIVE SESSION**

Mayor White announced City Council would convene in Executive Session at 7:03 p.m. after first reading the following statement:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene into Executive Session to discuss the following matters:

**Sec. 551.071 Consultation with Attorney:** 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, and the following topics:

- Non-depository financial institutions

**Section 551.087 Deliberation Regarding Economic Development Negotiations:** 1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1).

- Potential incentives related to property south of Chick-fil-A on I-820 frontage road.

### **RECONVENE IN OPEN SESSION**

Take action, if any, on items discussed in Executive Session.

Mayor White announced City Council is reconvened at 7:37 p.m. from Executive Session.

No action was taken.

### **PRESENTATIONS**

The following presentations were made:

- 1) Mayor / City Council
  - a) Mayor White will give an update from the June 3, 2019 Tarrant County Mayors' Council.

Mayor White mentioned he and Councilman Geesa attended the meeting and provided information on vote centers and an AC program for citizens. Councilman Geesa provided information on homelessness in Tarrant County.

- 2) City Manager
  - a) City Manager Jeff James will give an update on oil and gas production.

This item was postponed until July due to the City Manager's absence.

### **CITIZEN PARTICIPATION**

None

### **CONSENT AGENDA**

**Council Member Geesa made a motion to approve the Consent Agenda. Council Member Spurlock seconded the motion which carried unanimously.** Approval of the consent agenda included the following:

- 3) Approval of City Council meeting minutes:
  - a) May 7, 2019;
- 4) Acknowledge receipt of Monthly Financial Statements for FY 17 – 18 as of April 30, 2019.

### **DELIBERATION AGENDA**

#### **ZONING/CODE/PERMIT:**

- 5) **Public Hearing** and consider an ordinance amending Chapter 54 of the Code of Ordinances, the Zoning Ordinance, by amending Section 54-6(2) "Definitions for Uses" to provide a definition for non-depository financial institutions, check cashing business, payday advance/loan business, and car title loan business; amending section 54-31, "Permitted Use Table" to include non-depository financial institutions; amending section 54-32, "Conditions and Special Regulations for Listed Uses" to include additional regulations for non-depository financial institutions; and amending section 54-331 "Special Uses" to require a special use permit for non-depository financial institutions.

Mayor White opened the Public Hearing at 7:46. No speakers were heard. Mayor White closed the Public Hearing at 7:47 p.m.

No discussion was had by City Council as this was previously discussed in Executive Session.

**Council Member Spurlock made a motion to deny Ordinance No. 2019-06-013. Council Member Geesa seconded the motion which carried unanimously.**

6) **Public Hearing** and consider final plat described as Hazelwood, George W Survey, Abstract 727, Tract 2B03 and 2B04, more commonly known as 1400 N. Las Vegas Trail.

EDC Director Kyle Reeves explained the item by giving information on the current development being an "autominium" type garage facility and explaining the details of what is allowed and not allowed. Mr. Reeves stated the plat is being requested as a city ordinance requirement under section 46-22 of the code. Mr. Reeves stated staff recommends approval.

Mayor White opened the Public Hearing at 7:53 p.m. No comments were heard. Mayor White closed the Public Hearing at 7:53 p.m.

**Council Member Spurlock made a motion to approve the final plat described as Hazelwood, George W Survey, Abstract 727, Tract 2B03 and 2B04. Council Member Moore seconded the motion which carried unanimously.**

7) **Public Hearing** and consider final plat described as Bailey Enterprise Addition, Block A, Lots 1R3 and 3R, more commonly known as 9000 West Freeway.

EDC Director Kyle Reeves explained the item stating the requestor is asking to have a "stand alone" lot, essentially a separate address from existing facility, in order to satisfy the company's policy. Mr. Reeves stated staff recommends approval.

Mayor White opened the Public Hearing at 7:57 p.m. No comments were heard. Mayor White closed the Public Hearing at 7:57 p.m.

**Council Member Moore made a motion to approve the final plat described as Bailey Enterprise Addition, Block A, Lots 1R3 and 3R. Council Member Spurlock seconded the motion which carried unanimously.**

#### FINANCE:

8) Discuss and consider award of Auditing Services RFP 2019-004 to Pattillo, Brown & Hill based on quality of services noted and cost proposal of \$37,500.

Finance Director Krystal Crump (Foght) explained the bid process for Auditing Services including the bid opening being May 23rd with three proposals received. The proposals were evaluated by an evaluation committee composed of the City Secretary, Senior Accountant and Finance Director, along with the purchasing officer. Purchasing was made aware of Ms. Crump's prior employment with Pattillo Brown & Hill and does not believe she had an influence on the evaluation committee comments. Ms. Crump explained the city has been with the current auditor for 10-15 years and out of contract for over 5 years. Ms. Crump concluded by stating that based on evaluation criteria Pattillo, Brown and Hill won the proposal; the separate cost proposal came in at \$37,500 for two years and increases to \$38,500 in the third year. Ms. Crump mentioned the current budgeted amount is \$48,000 which creates a \$10,000 savings.

**Council Member Spurlock made a motion to approve award of Auditing Services to Pattillo, Brown & Hill. Council Member Moore seconded the motion which carried unanimously.**

- 9) Discuss and consider bid award for a Stormwater Utility Rate Study award to Halff & Associates for a fee of \$89,500.00.

Finance Director Krystal Crump (Foght) explained the consulting RFQ process for Stormwater Utility Rate Study mentioning staff review and recommendation. City Attorney Drew Larkin commented to include authorizing the City Manager to negotiate, finalize, and execute the PSA with Halff.

**Council Member Spurlock made a motion to approve award of Stormwater Utility Rate Study to Halff & Associates; authorizing the City Manager to negotiate, finalize, and execute the PSA. Council Member Moore seconded the motion which carried unanimously.**

- 10) Discuss and consider updated budget calendar and proposed dates for budget overview.

Finance Director Krystal Crump (Foght) explained the item stating the change is due to the June 29<sup>th</sup> date being the same as the City's parade and explaining the importance of Council attendance. Krystal explained there will not be a Saturday workshop but rather meetings each Tuesday in evening in June to cover specific budgets/departments at each meeting. Council Member Spurlock mentioned she would not be able to attend the June 11, 2019 meeting due to work commitments.

**Council Member Geesa made a motion to approve the updated budget meeting calendar. Council Member Spurlock seconded the motion which carried unanimously.**

- 11) Discuss and consider **Resolution No. 2019-06-009** approving an Interlocal Agreement for cooperative purchasing between the City of White Settlement and Haltom City, Texas.

Finance Director Krystal Crump (Foght) explained the item explaining the previous agreement has expired and this agreement will allow for the City to take advantage of deeper discount pricing on products and/or services based on volume. City Attorney Drew Larkin mentioned the agreement is fairly simple and included on the Haltom City agenda for approval as well.

**Council Member Spurlock made a motion to approve Resolution No. 2019.06.009 and authorizing the City Manager to negotiate, finalize, and execute the agreement. Council Member Moore seconded the motion which carried unanimously.**

#### COMMUNITY SERVICES:

- 12) Discuss and consider Pride Commission Beautification Project for Brewer High School National Art Honor Society Street Cabinet Art.

Community Services Director Rich Tharp introduced Marissa Glass, Community Services Volunteer Coordinator, to present the item. Mr. Tharp informed members that Mrs. Glass will be relocating to the City of Houston and will be greatly missed by the City.

Community Services Volunteer Coordinator Marissa Glass presented the item stating the students who completed the mural are the same students submitting artwork for the street cabinets. The artwork was shown to council members; location and the installation process were explained.

**Council Member Spurlock made a motion to approve and direct staff to move forward with the project. Council Member Gees seconded the motion which carried unanimously.**

**PUBLIC WORKS:**

- 13) Discuss and consider Agreement for Professional Services between the City of White Settlement and Freese and Nichols, Inc for Ground Storage Tank Replacement at well sites #5 and #6, for a fee of \$70,845.00.

EDC Director Kyle Reeves provided handouts to members and explained the current condition of the storage tanks as well as the process for correcting the problems.

**Council Member Spurlock made a motion to approve award to Freese and Nichols, Inc for Ground Storage Tank Replacement at well sites #5 and #6, for a fee of \$70,845.00. Council Member Moore seconded the motion which carried unanimously.**

- 14) Discuss and consider Proposal for Professional Civil Engineering Services from JD Engineering for

- a) Clifford Street Geotechnical Services at a fee not to exceed \$8,280.00.
- b) Clifford Street Paving Improvements Project at a fee not to exceed \$57,531.00.

EDC Director Kyle Reeves explained the item mentioning issues discovered with the street during previous repairs and the need to replace the sewer line and the road. Director Reeves explained staff's recommendation for approval.

**Council Member Moore made a motion to approve Professional Service Agreements with JD Engineering for Clifford Street Geotechnical Services at a fee not to exceed \$8,280.00 and Clifford Street Paving Improvements Project at a fee not to exceed \$57,531.00. Council Member Geesa seconded the motion which carried unanimously.**

- 15) Discuss and consider approving project and awarding contract for Manhole Rehabilitation / Replacement Project.

EDC Director Kyle Reeves explained current issues and staff's recommendation to acknowledge the issues and move forward with rehabilitation to provide a solution to the issues.

**Council Member Moore made a motion to approve the project and award contract. Council Member Spurlock seconded the motion which carried unanimously.**

**ADMINISTRATIVE:**

- 16) Discuss and consider approval of Council Member Geesa attendance to TML Legislative Wrap Up on June 24, 2019 at a registration fee of \$155 per attendee.

Council Member Geesa explained his desire to attend the event to be updated on recent legislation and will bring information back to council members. Council Member Spurlock commented on the item referencing budget concerns and the possibility of members paying for training outside of what is included in the budget (TML annual and new member conferences).

**Council Member Geesa made a motion to approve attendance. No second was heard. The motion died for lack of second.**

- 17) Discuss and consider approval of Council Member attendance to North Central Texas Council of Governments 53<sup>rd</sup> Annual General Assembly Luncheon on June 14<sup>th</sup> at a fee of \$60 per attendee.

**Council Member Moore made a motion to deny attending. Council Member Geesa seconded the motion which carried unanimously.**

BOARD APPOINTMENTS:

18) Take action to appoint / reappoint the following positions of the Economic Development Corporation Board of Directors :

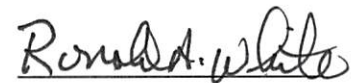
- a) Place 3, currently held by Ann Smith, term to expire June 2021;
- b) Place 5, currently held by Pat Wirsing, term to expire June 2021;
- c) Place 7, currently vacant, term to expire June 2021. Two applications for appointment EDC have been received; Richard Huff and Jerry Burns.

**Council Member Moore made a motion to reappoint Ann Smith to Place 3 and Pat Wirsing to Place 5. Council Member Spurlock seconded Council Member Moore's motion and added a motion to appoint Richard Huff to Place 7. Council Member Paul seconded Council Member Scurlock's motion. Both motions carried unanimously.**

ADJOURNMENT

With there being no further discussion Mayor White adjourned the meeting at 8:45 p.m.

Approved this 2<sup>nd</sup> day of July, 2019



Ronald A. White, Mayor

ATTEST:

  
Amy Arnold, City Secretary