

MINUTES
HALTOM CITY COUNCIL MEETING
April 24, 2023

A Regular Meeting by the City Council of the City of Haltom City, Texas, was held on April 24, 2023, at 6:00 p.m. at Haltom City Hall, 5024 Broadway Avenue, with the following members present:

Mayor An Truong

Dep. Mayor PT Marian Hilliard

Council Place 4 Eric Morris

Council Place 6 Kyle Smith

Mayor Pro Tem Linda Thompson

Council Place 2 Tiffany Chandler (Virtual)

Council Place 5 Susan Soule

Council Place 7 Don Cooper

Staff Present: Rex Phelps, City Manager; Sidonna Foust, Assistant City Manager (ACM); Wayne Olson, City Attorney; Art Camacho, City Secretary; Erik Smith, Assistant Planning and Community Development Director; Erica Gill, Library Director; Brian Jacobs, Fire Chief; Cody Phillips, Police Chief; Ron Foreman, Police Captain; Stormy Johnson, Finance Director; Elise Loftis, Assistant Director of Finance; Jon Stevenson, Assistant Director of Finance; Toni Beckett, Human Resources and Risk Management Director; Christi Pruitt, Parks and Recreation Director; Korneika Gunter, Recreation Center Supervisor; Bobbi Arthur, Sr. Center Director; Paul Chastant, Project Manager; Trent Petty, Economic Development Consultant, and Greg Van Nieuwenhuize, Public Works Director.

WORKSESSION

CALL TO ORDER - Mayor Truong called the Worksession to order at 6:00 p.m. and called for an Executive Session at 6:01 p.m.

Section 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, in addition to the following matters: open meetings, open records, code of ethics and conflicts of interest, boards and commissions, and nonconforming mobile home park.

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

Section 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect.

The Executive Session ended at 6:52 p.m. and the Council went into the Worksession.

1. JPI – Proposal Regarding PFC Proposal – Morris Sylvan, of JPI, reviewed the previous proposal given to the Council at the March 27, 2023 meeting and presented a PowerPoint that included their purpose, structure, revenue, rent comparison, tax comparison and proposed timelines for the project.

The Worksession ended at 7:00 and the Council went into the Regular Session.

REGULAR SESSION

CALL TO ORDER - Mayor Truong called the Council Meeting to order at 7:00 p.m. and welcomed the citizens, District Judge Ryan Hill, and (virtual) Council Member Chandler.

INVOCATION AND PLEDGE OF ALLEGIANCE – Council Member Cooper gave the Invocation and led the Pledge of Allegiance and the Texas Flag Pledge.

VISITORS/CITIZENS FORUM – No citizen came forward.

ANNOUNCEMENTS – City Secretary Camacho read the following: At the Library, The “Flea for All” will be held Saturday, May 20th. The Carfest will be held on April 29th and the Mayor’s Cup on May 5th; a 50th Anniversary of the Sr. Center will be held on May 16th; a Carter Blood Drive is May 1st; Warning signs of Alzheimer’s will be on May 2nd; Cinco de Mayo celebration will be held on May 5th; Mother’s Day Celebration will be held on May 10th; Skin Cancer Prevention will be May 6th; the Garden Club will host a plant swap on May 13th; work will continue on Old Denton Road; Early Voting and Election Day schedules were announced.

Mayor Pro Tem Thompson extended a request for volunteers needed for “Friends Helping Friends.”

REPORTS

1. **2nd Quarter Statistics** – Police Chief Cody Phillips introduced Captain Ron Foreman, who presented the quarterly statistics report. A question was asked as to what area District 4 represented, which is north of Loop 820.
2. **2022 Racial Profiling Reports** – This report was placed in the Council packets only for their review only and no presentation was made.

PRESENTATION

Proclamation – BISD Aspire Afterschool Professionals – Ms. Claudine Avila accepted the proclamation and thanked the Council for their support.

Employee Service Awards – Parks and Recreation Director Pruitt presented a thirty-year Employee Service Award to Senior Center Director Bobbi Arthur.

TMLDA Achievement of Library Excellence Award – Librarian Director Gill and Library Board members received the award proclamation from Mayor Truong.

3. **ACFR Report** – Review of the 2022 Annual Comprehensive Financial Report (Patillo, Brown and Hill, LLP) – ACM Foust introduced the new Finance Director Stormy Johnson and new Assistant Finance Director Elise Loftis and also thanked her Finance Department Staff and the Audit Committee for their help with the 2023 ACFR. She then introduced John Manning, of Patillo, Brown and Hill, LLP, who addressed the Council concerning the ACFR that included their unmodified opinion, specific pages addressing the excellent financial reporting and adjustments, and the timely effort of the Finance Department. The Council expressed thanks to the Auditor’s and also the Finance Department for their diligence in managing the financial aspects of Haltom City. City Manger Phelps also stated that Haltom City has been able to advance to a place in the Top 100 in the state rankings of cities producing sales tax and thanked the citizens for their support.

CONSENT AGENDA

4. **Minutes** – Consideration and/or action regarding approval of the Minutes of April 10, 2023.
5. **Budget Calendar** – Consideration and/or action regarding approval of the Budget Calendar for fiscal year 2023-2024.
6. **Ordinance No. O-2023-008-15 – CU 002-23** – Consideration and/or action regarding the application of Daniele Perez for a Conditional Use Permit for Office Warehouse in the “C-3” Commercial District, containing approximately 0.2159 acres of land, on Lot 17, Block 33 of the Meadow Oaks Addition-Haltom, with a property address being 3214 Friendly Lane – **2nd Reading.**

Mayor Pro Tem Thompson moved, seconded by Council Member Soule, to approve the Consent Agenda, consisting of the Minutes of April 10, 2023, the FY 2023-2024 Budget Calendar, and Ordinance No. O-2023-008-15 CU 002-23 for property located at 3214 Friendly Lane. ***The vote was unanimous. Motion carried.***

REGULAR AGENDA

7. **GMP Contracts and Design Build Agreements for new City Hall** – Consideration and/or action to approve the GMP contracts and Design Build Agreements for the new City Hall. Project Manager Chastant presented the agenda item and introduced the following individuals: Scott DePauw, Senior Vice President, Steele Freeman; Michael Brenchley, Senior Vice President, HDR Architecture; Brian Hennington, Senior Project Manager, Steele Freeman; and James Hinton – Estimator/Pre-Construction Coordinator. He then presented a PowerPoint illustrating the process, projected construction timeline, and specific points with the Guaranteed Maximum Price. Mayor Pro Tem Thompson moved, seconded by Council Member Soule, to approve the GMP contracts with Steele Freeman Construction Group for the new City Hall within the Bond amount of \$25 million. ***The vote was unanimous. Motion carried.***

8. **MOU with JPI Real Estate Acquisition** – Consideration and/or action to approve a Memorandum of Understanding with JPI Real Estate Acquisition II, LLC. City Manager Phelps presented the item and stated the project needs a type of Public Finance Corporation (PFC) financing, which will be discussed later with the Council. Council Member Soule moved, seconded by Mayor Pro Tem Thompson, to table this item to the next Council meeting. ***The vote was unanimous. Motion carried.***
9. **Stream Realty PSA** – Consideration and/or action to approve the Stream Realty purchase of city property at Belknap Street, Weaver Street, and McCullar Avenue. City Manager Phelps presented the item and introduced Albert Jarrell, who presented a PowerPoint that illustrated their prior purchase/development history and their intent to construct a quality facility on these properties, and also on their impact of development nationwide. Mayor Pro Tem Thompson moved to approve the Stream Realty purchase of city properties at 6200 block at Belknap, the 6400 block of McCullar, and the 2700 block of Weaver. City Attorney Olson stated the City will pay the typical costs associated with this sale. Council Member Soule seconded the motion. ***The vote was unanimous. Motion carried.***
10. **Safe Pathways Fund** – Consideration and/or action to allow Bethesda Community Church to pay into the Safe Pathways Fund in lieu of constructing sidewalks along Clay Avenue. Public Works Director Nieuwenhuize presented the agenda item and stated that Bethesda will pay into the Safe Pathways Fund an amount of \$15,750 in lieu of sidewalks on Clay Avenue. Council Member Soule moved, seconded by Mayor Pro Tem Thompson, to approve the Bethesda Community Church to pay into the Safe Pathways Fund in lieu of constructing sidewalks along Clay Avenue. ***The vote was unanimous. Motion carried.***
11. **Resolution No. R-2023-005-11 Advance Fund Agreement with TXDot** – Consideration and/or action to approve Resolution No. R-2023-005-11 authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation for the Broadway Avenue Reconstruction Project. Public Works Director Nieuwenhuize presented the agenda item and stated the TxDot funding for this project will be from two different sources. Council Member Smith moved, seconded by Council Member Soule, to approve Resolution No. R-2023-005-11 to execute the Advance Funding Agreement for the Broadway Avenue - Denton Highway to Boulevard 26 Reconstruction Project and authorize the City Manager to sign any agreements or contracts. ***The vote was unanimous. Motion carried.***
12. **Ordinance No. O-2023-009-10 Standards of Care** – Conduct a Public Hearing and consideration and/or action to approve Ordinance No. O-2023-009-10 establishing Standards of Care for the recreation programs for elementary school age children operated by the City. ***1st Reading.*** Parks and Recreation Director Pruitt introduced Recreation Center Supervisor Korneika Gunter, who presented the agenda item that emphasized the importance of the ordinance. Mayor Truong opened the Public Hearing at 8:02 p.m. No citizen came forward. Mayor Truong closed the Public Hearing at 8:03 p.m. Mayor Pro Tem Thompson moved, seconded by Council Member Smith, to approve Ordinance No. O-2023-009-10 Standards of Care for 2023. ***The vote was unanimous. Motion carried.***
13. **Amendment of Listing Agent Contract** – Consideration and/or action to approve the renewal of the Listing Agent Contract with Northern Crain Realty, LLC. City Manager Phelps presented the item and recognized Will Northern, of Northern Crain Realty, LLC. A discussion was held regarding continuing their work association with Haltom City. Council Member Morris moved, seconded by Mayor Pro Tem Thompson, to approve the renewal of the Listing Agent Contract with Northern Crain Realty, LLC – for two years. ***The vote was unanimous. Motion carried.***

CITY STAFF REPORTS

14. Staff Reports – No reports were given.

FUTURE AGENDA ITEMS

15. Consideration and/or action to approve items to be placed on future agendas. No items were presented.

BOARDS/COMMISSIONS/COMMITTEES

16. **Resignations of Board/Commissions/Committee Members** – Consider approval of the resignations of Board/Commission/Committee Members. Deputy Mayor Pro Tem Hilliard presented the resignation of Leslie Ramsby from Planning and Zoning, Place 1 Alternate. *The resignation was accepted unanimously.*

17. **Appointment/Reappointment to Boards/Commissions/Committees** – Consider approval regarding appointments to Boards/Commissions/Committees. Council Member Cooper presented the appointment of Suzanne Norris to the Crime Control Prevention District – Place 7. *The appointment was approved unanimously.*

EXCUSED ABSENCE OF COUNCIL MEMBERS

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

EXECUTIVE SESSION – There was no Executive Session.

ADJOURNMENT

Mayor Truong adjourned the meeting at 8:15 p.m.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:



Art Camacho, City Secretary

An M. Truong, Mayor