



PUBLIC MEETING MINUTES

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL CITY OF WHITE SETTLEMENT, TEXAS

7:00 P.M. – Tuesday, May 4, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

CALL TO ORDER

Mayor White called the open meeting to order at 7:00 PM announcing a quorum of council members present as follows:

Council Member Paul Moore,
Mayor Pro Tem Evelyn Spurlock,
Council Member Amber Munoz,
Council Member Christina Grudzinski (arrived at 7:15 pm); and
Council Member Gregg Geesa.

Executive Staff present included City Manager Jeffrey J. James, City Secretary Amy Arnold, and City Attorney Drew Larkin. Other staff present included Executive Administrative Assistant Ann Elias, Community Services Director Rich Tharp, Finance Director Krystal Crump (Foght), Building Official Robert Nunley, Police Chief J. Bevering, Assistant Police Chief T. Denison, Fire Chief Brandon Logan, City Marshal Randy Rogers, Public Works Director Jeff Ray, City Engineer Brian Darby and Communications Manager Aaron Hall.

INVOCATION / PLEDGE OF ALLEGIANCE

Mayor White offered the invocation and led the Pledge of Allegiance

CITIZEN PARTICIPATION

Prior to acknowledging speakers, Mayor White made the following statement:

The purpose of this item is to allow citizens an opportunity to address the City Council on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. The City Council has no obligation to respond in any manner to comments or questions from the public. Any response from a member of the City Council to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future City Council meeting.

Frank Stone, Vice President of the WSYA (White Settlement Youth Association) addressed the City Council in opposition to changing the mobile vendor ordinance to allow for vending on park property, especially during WSYA events. Mr. Stone explained how this would adversely affect fundraising opportunities of the association, further explaining the process for which they bring in vendors in order to earn a percentage of the proceeds and how these proceeds are used to benefit the children.

PRESENTATIONS

The following presentations were made. Any PowerPoint or documents presented to council during presentations will be attached hereto. Captain Mark McLean, US Navy, NAS JRB Fort Worth and

Edward Spurlin, Mission Sustainment Officer, NAS JRB Fort Worth presented Joint Land Use Study / Compatible Development information.

Chief Bevering and Assistant Chief Dennison were present to make comments and accept the National Police Week proclamation. Juha "JJ" Jussila was present to make comments and accept the Falun Dafa Day proclamation.

PRESENTATION OF PROCLAMATIONS BY MAYOR WHITE:

- 1) Proclamation observing May 09 -15 2021 as National Police Week.
- 2) Proclamation observing May 13, 2021 as "Falun Dafa Day" in the City of White Settlement.

STAFF PRESENTATIONS

- 3) Presentation of American Rescue Plan Funds overview.
- 4) Joint Land Use Study/Compatible Development presentation by NAS JRB Fort Worth Commanding Officer, Captain Mark McLean, US Navy, and Mission Sustainment Officer Edward Spurlin.

CONSENT AGENDA

Mayor Pro Tem Spurlock made a motion to approve the consent agenda. Council Member Munoz seconded the motion which carried unanimously. Approval of consent agenda items includes the following:

- 5) Approval of City Council meeting minutes:
 - a. April 6, 2021
 - b. April 10, 2021
- 6) Approval of a resolution to deny the ONCOR Electric Delivery Company LLC application for approval to amend its distribution cost recovery factor to increase distribution rates within the city.
- 7) Acknowledge receipt of Monthly Financial Statements for FY 20-21 as of March 31, 2021.
- 8) Acknowledge receipt of Quarterly Investment Report for period ending March 31, 2021.
- 9) Approval of reappointments to the Library Board as follows:
 - a) Place 1, reappointing Patricia England, with a new term to expire February 2023;
 - b) Place 2, reappointing Pamela Kenney, with a new term to expire February 2023;
 - c) Place 3, reappointing Mary Jackson, with a new term to expire February 2023; and
 - d) Place 4, reappointing Misty Smethers, with a new term to expire February 2023.

DELIBERATION AGENDA

ADMINISTRATIVE:

- 10) Discuss and consider changing the time of regular scheduled council meetings from 7:00 pm to 6:30 pm. This item is not to change the date of regular scheduled council meetings.

City Manager Jeff James presented the item noting prior to changing meetings to the first Tuesday of the month council meetings were held at 6:00 pm or at times 6:30 pm. Mr. James explained EDC meetings held on the same night was cause for the time change as well as a request some time ago to have meetings begin at 7 pm to allow citizens the opportunity to attend.

Council Members discussed the item mentioning no noticeable difference in attendance by citizens due to the later time, possible work schedule conflicts, and needs of staff members.

Council Member Moore made a motion to begin City Council meetings at 6:30 pm from this point forward. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.

- 11) Receive information related to engineering services for Kimbrough Street and Mirike Drive CIP Improvements. This item is not to take action on these CIP improvements.

City Manager Jeff James and City Engineer Brian Darby of JD Engineering presented the item explaining the design phase of each project to include complete water, sewer, and paving. The gentlemen also discussed historical issues in the area and provided a map of completed, current, and proposed projects.

PUBLIC WORKS:

- 12) Discuss and consider JD Engineering Amendment for Professional Services, Kimbrough and Mirike CIP, to include Gibbs Drive from Meadow Park Drive to Las Vegas Trail.

City Manager Jeff James presented the item explaining issues being mindful of concerns and needs of the area. Mr. James noted water line concerns including the age of the current line at Gibbs (50+ years) and provided a brief summary of recent repairs to Gibbs which yielded unsatisfactory results with remaining need to address and fix. City Manager Jeff James explained the project will be financed through a combination of ARFA and CO's, explaining the ARFA funds are not a loan and the city will gain an asset with the improvements made.

City Engineer Brian Darby discussed the identified needs including the history of maintenance and complaints in the area. Mr. Darby mentioned including Gibbs in the projects would complete improvements to the area which will be water, sewer, and full streets to include sidewalks.

Council Members discussed the failed repair attempt at Gibbs, prioritizing projects, and supporting the current and proposed projects at Gibbs.

Council Member Moore made a motion to approve agreements for professional services to include Gibbs Drive CIP Improvements at a cost not to exceed \$288,410.00 and Gibbs Drive (Las Vegas to Mirike) CIP Improvements at a cost not to exceed \$243,368.00. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.

FINANCIAL:

- 13) Discuss and consider an ordinance amending Ordinance 2020-09-019 to provide for revisions to the City of White Settlement, Texas operating budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

Finance Director Krystal Crump (Foght) presented the item explaining necessity for the proposed amendments. These include: hiring of a new court clerk and code officer as well as a land purchase.

Council Member Munoz made a motion to approve the ordinance. Council Member Grudzinski seconded the motion which carried unanimously.

- 14) Discuss and consider a resolution requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

Finance Director Krystal Crump (Foght) presented the item explaining the request will allow for the city to receive up to \$700,000 in funding, will allow for the city to hire a third party to identify water loss locations in town with the assistance of Freese and Nichols, and receive the benefits of TWDB AAA rating reducing interest costs on the loan.

Council Member Geesa made a motion to approve the resolution requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith. Council Member Moore seconded the motion which carried unanimously.

- 15) Discuss and consider approving an ordinance authorizing the issuance and sale of City of White Settlement, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2021; levying an annual Ad Valorem Tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Finance Director Krystal Crump (Foght) presented the item explaining the Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2021 and required language related to the ordinance adoption. Mrs. Crump (Foght) explained the projects related to the item include Tacoma and Colton water line replacement, Clyde Street drainage, and Mirike and Kimbrough projects and noted the Notice of Intent has previously been approved for these items.

Representative from Hilltop, Adam LanCarte, explained three bids received (FHN Capital 1.72%, RW Baird 1.88%, Raymond James 1.93%), provided bond and repayment information, noted a June 2nd delivery date, and recommended award to FHN Capital at 1.72%.

Council Member Munoz made a motion to approve the ordinance authorizing the issuance and sale of City of White Settlement, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2021; Levying an annual Ad Valorem Tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date, and enacting other provisions relating to the subject. Mayor Pro Tem Spurlock seconded the motion which carried unanimously.

COMMUNITY SERVICES:

- 16) Receive information and discuss options for amending/changing current ordinances regulating vendors on public property (ordinances 883.87 and 874.87). This is a discussion item only and any future action amending the regulations will be made by ordinance at a future council meeting.

Community Services Director Rich Tharp presented the item explaining current concerns of vendors on public property specifically park property and provided a list of possible solutions. Mr. Tharp mentioned the current ordinance was drafted in 1987 without amendments since. Mr. Tharp explained staff would like to review the program and update the ordinance.

Council members discussed other city food vendor programs and options to incorporate like programs in White Settlement.

City Secretary Amy Arnold explained the confusion associated with the current vendor applications and restrictions and confirmed agreement with Mr. Tharp as to reviewing and updating the current ordinance.

No action was taken on this item. It is the consensus of members that staff review various options mentioned and bring back to council at a later date.

17) Discuss and Consider Adoption of the Proposed 2021 White Settlement Public Library Strategic Master Plan.

Community Services Director Rich Tharp presented the item explaining information contained in the plan. Mr. Tharp mentioned the library opened April 16th, being closed on Wednesdays.

Mayor Pro Tem Spurlock made a motion to approve adoption of the 2021 White Settlement Public Library Strategic Master Plan. Council Members Munoz and Grudzinski seconded the motion which carried unanimously.

EXECUTIVE SESSION

Mayor White announced the City Council would convene in Executive Session at 9:00 pm after first reading the following:

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

18) 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:

a) Proposed multi-family development at Silver Creek Road and Bomber Road

19) Sec. 551.072 Deliberation Regarding Real Property. The City Council may deliberate the purchase, exchange, lease, or value of real property, including consideration of offers made on such properties, including

a) Lot 5, Block 3 Woolsey Addition, more commonly known as 216 Pemberton Drive.

RECONVENE IN OPEN SESSION

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

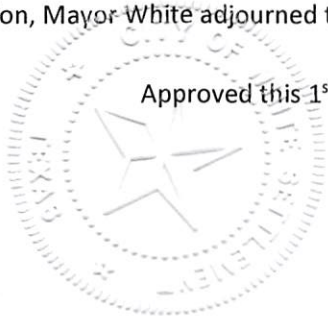
Mayor White announced City Council reconvened from Executive Session at 9:45 pm to take any action on items discussed.

Council Member Geesa made a motion to reject the sale of 216 Pemberton. Council Member Munoz seconded the motion which carried unanimously.

ADJOURNMENT

With there being no further discussion, Mayor White adjourned the meeting at 9:48 PM.

Approved this 1st day of June, 2021.

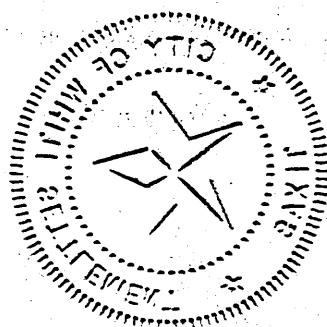

Ronald A. White
Ronald A. White, Mayor

ATTEST:

Amy Arnold
Amy Arnold, City Secretary

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