

Minutes
Hurst City Council
Work Session
Tuesday, July 30, 2019

On the 30th day of July 2019, at 5:04 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Cathy Thompson)	
David Booe)	
Cindy Shepard)	
Jon McKenzie)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Steve Bowden	)	Executive Director of Economic Development
Michelle Lazo	)	Executive Director of Planning and Development
Gini Connolly	)	Director of Community Development and GIS Services
Rita Frick	)	City Secretary

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

Call to Order – The meeting was called to order at 5:04 p.m.

1. Discussion and update of property tax roll and preliminary fiscal year 2019/2020 budget.

City Manager Clay Caruthers provided a brief update of the property tax roll and preliminary fiscal year 2019/2020 budget noting a taxable value gain of 8.97% over the 2018 September rolls. He noted the current tax rate of \$0.58 and a preliminary tax rate of \$0.590614 including an increase to the I&S rate of one cent for the voter approved bonds. He stated the effective tax rate is 54 cents and that staff will get into more detail during the August 10, 2019 budget work session. Mayor Wilson noted a number of cities will be going to the rollback rate due to the recent legislative changes. Mr. Caruthers also noted budget related items to be on the August 13, 2019 Council agenda.

2. Discussion of highest and best use of vacant and underutilized property within the City including but not limited to zoning and recent legislative impacts, flood plain and property condition, and economic development.

City Manager Caruthers noted the maps being provided this evening include vacant land, flood plain and zoning designations. Executive Director of Economic Development Steve

Bowden also provided an opportunities map depicting land parcels available for development. He reviewed interest inquiries, and develop ability for approximately 24 parcels in the City. Mr. Bowden noted the City is generally 98.8 % built out and many of the parcels remaining have challenges relating to flood plain, topography or access. City Attorney John Boyle provided a brief overview of zoning laws and property rights and Council discussed various tools to ensure the health, safety and welfare for the community relative to property condition and substandard buildings. Executive Director of Planning and Development Michelle Lazo also noted new legislative requirements relating to the submittal and review of development plans and noted the process may not be as user friendly as the City's review process in the past. Councilmembers discussed various types of businesses they believe would complement existing business and as relayed through the citizens survey. Staff reiterated the difficulties in obtaining a specific business if the market does not dictate that use.

Informational Items – **Items of Community Interest and review of City Council calendar of meetings** – City Manager Clay Caruthers noted additional interviews to be conducted for the Boards, Commissions and Committees appointments and stated staff would communicate applications are being accepted on the City's Facebook page.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Wilson recessed the meeting to Executive Session at 6:53 p.m. in compliance with the provisions of the Texas Open Meeting Law, authorized by Texas Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvened Open Session at 7:24 p.m.

Adjournment – the joint work session adjourned at 7:25 p.m.

APPROVED this the 13th day of August 2019.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor