

**Minutes
Hurst City Council
Work Session
Tuesday, September 24, 2019**

On the 24th day of September 2019, at 5:30 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
David Booe)	
Bill McLendon)	
Cathy Thompson)	
Cindy Shepard)	
Jon McKenzie)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Matthew Boyle	)	City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Kyle Gordon	)	Executive Director of Community Services
Robert Wallace	)	Building Official
Michelle Lazo	)	Executive Director of Development
Steve Niekamp	)	Police Chief

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

I. Call to Order – the meeting was called to order at 5:30 p.m.

EXECUTIVE SESSION in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the city and Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) to reconvene in Open Session at the conclusion of the Executive Session

Mayor Wilson recessed the meeting to Executive Session at 5:30 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the city and Section 551.071, consultation with City Attorney to seek advice regarding pending or contemplated

litigation or settlement offers (Dakota Place Apartments) and reconvened Open Session at 5:56 p.m.

- **Informational Items** – City Manager Caruthers noted the Boards, Commissions and Committees Orientation is scheduled for Monday, October 28.
- **Discuss future Texas Parks and Wildlife presentation** – Executive Director of Community Services Kyle Gordon provided a flyer announcing a Texas Parks and Wildlife presentation regarding a migratory bird education session to be held at the Main Fire Station, September 26, at 6:00 p.m.
- **Update and discussion of the October 1, 2019 National Night Out event** – Assistant City Manager Malaika Marion Farmer provided an overview of the National Night Out event.
- **Discussion of proposed ordinance related to the security and safety of convenience store operations** – Police Chief Steve Niekamp provided an overview of a proposed ordinance regarding security at convenience stores including training, sign documentation regarding training, visibility, alarm system, camera and alarm system and timelines to meet the new obligations.
- **Update of the Public Facility Corporation** – City Manager Caruthers noted paperwork has been submitted for filing with the state and upon completion, a special meeting will be held.

Work Session Items II and III were not discussed in work session.

II. Discussion of Agenda Item(s) 3 and 4

Conduct a Public Hearing regarding a proposed order for the repair, removal or demolition of property located at 450 E. Hurst Blvd, Hurst, Texas; Lot A3, Block 14, of the Holder Estates subdivision (Dakota Place Apartments).

Consider ordering the repair, removal or demolition of property located at 450 E. Hurst Blvd, Hurst, Texas; Lot A3, Block 14, of the Holder Estates subdivision (Dakota Place Apartments).

III. Discussion of Agenda Item(s) 5, 6, 7, 8

Consider Ordinance 2450(a), second reading, adopting budget for fiscal year beginning October 1, 2019 and ending September 30, 2020.

Consider Ordinance 2450(b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2019-2020 Budget.

Consider Ordinance 2451, second reading, setting the tax rate for the 2019 tax year.

Consider Ordinance 2452, second reading, approving all water and wastewater rates for Fiscal Year 2019-2020.

IV. Discussion of Agenda Item(s) 9 and 10

Conduct a public hearing to consider amending City of Hurst Code of Ordinances Section 27/24 "Nonconforming Uses" by adding Section 27-24(n) regarding nonconforming uses created by the right-of-way acquisition by governmental agency.

Consider Ordinance 2454 amending City of Hurst Code of Ordinances Section 27/24 "Nonconforming Uses" by adding Section 27-24(n) regarding nonconforming uses created by the right-of-way acquisition by governmental agency.

City Manager Caruthers briefed Council on a couple of right-of-way acquisitions to widen the Pipeline Road, which removed parking spaces from businesses. He stated the proposed Ordinance ensures property owners that any zoning violation, due to the right-of-way acquisition, is treated as a nonconforming use, protecting the businesses.

V. Discussion of Agenda Item(s) 11

Approval of Resolution 1747 nominating candidates to the Tarrant Appraisal District (TAD) Board of Directors.

Mayor Wilson briefed Council on the nomination process and stated if there are no nominations, he believes it best to wait and vote on the slate nominees.

VI. Adjournment – The meeting adjourned at 6:21 p.m.

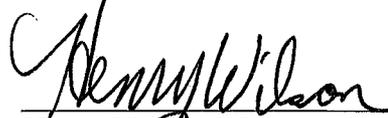
APPROVED this the 22nd day of October 2019.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor