



City of Azle Regular Meeting Agenda City Council

505 W. Main Street
Azle, Texas 76020

April 16, 2024

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Council may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

CALL TO ORDER

INVOCATION

The City of Azle is accepting volunteers from all Religions and Denominations to provide the invocation at the beginning of the City Council meeting. If you are interested in giving the invocation at a future meeting, please call the city secretary's office at 817-444-7101 or email: yforgey@cityofazle.org

Don Webster, pastor of Sandy Beach Road Baptist Church.

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the City Council on posted agenda items or non-agenda items. In order to address the Council, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the council meeting. All comments must be directed to the Presiding Officer, rather than an individual council member or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. Council may not comment publicly on non-agenda items, but may direct the City Manager to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require City Council action, you may obtain a form from the City Secretary and request the item be placed on a future agenda.

PROCLAMATIONS

1. Proclamations:
 - * Sexual Assault Awareness Month
 - * Child Abuse Prevention Month**Alan Brundrett, Mayor**

PRESENTATIONS

2. Delinquent Tax Collection Report
Lawrence Bryant, Assistant City Manager
3. Debt Presentation
Martin Avila, Finance Director

ACTION ITEMS

4. Consider any action on the April 2, 2024 regular council meeting minutes.
Yael Hoffman, City Secretary
5. Consider any action on Ordinance No. 2024-08 re-appointing the Municipal Court Judge and Associate Judge for two-year terms, effective May 1, 2024.
Tom Muir, City Manager
6. Consider any action on Resolution No. 2024-07 agreeing to meet all match contribution

requirements and committing \$22,500 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program.

Susie Hiles, Assistant to the City Manager

DISCUSSION ITEMS

7. Short term rentals

Tom Muir, City Manager

8. The FeedLot Food Truck Park

Tom Muir, City Manager

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

EXECUTIVE SESSION

551.074 PERSONNEL MATTERS

- Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of Municipal Judges.

551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS

Discuss or deliberate 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 for 417 Northwest Parkway and 301 Roe St.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 04-12-2024, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



Yael Hoffman, TRMC, CMC
City Secretary

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete City Council agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Alan Brundrett, Mayor

Agenda Item: Proclamations:

- * Sexual Assault Awareness Month
- * Child Abuse Prevention Month

Background and Explanation:

Proclamations;

- * Sexual Assault Awareness Month
- * Child Abuse Prevention Month

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: Lawrence Bryant, Assistant City Manager

Agenda Item: Delinquent Tax Collection Report

Background and Explanation:

Perdue Brandon Fielder Collins & Mott, LLP has performed delinquent property tax collections for the City for several years. They will present a report on those collections.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

1. Azle - Annual 2023 Report



COLLECTION REPORT TO THE CITY OF AZLE

Submitted by: Andy Brink / Elizabeth Banda Calvo

*500 East Border Street, Suite 640
Arlington, Texas 76010
www.pbfcml.com*

March 2023



2020 TAX YEAR ANALYSIS

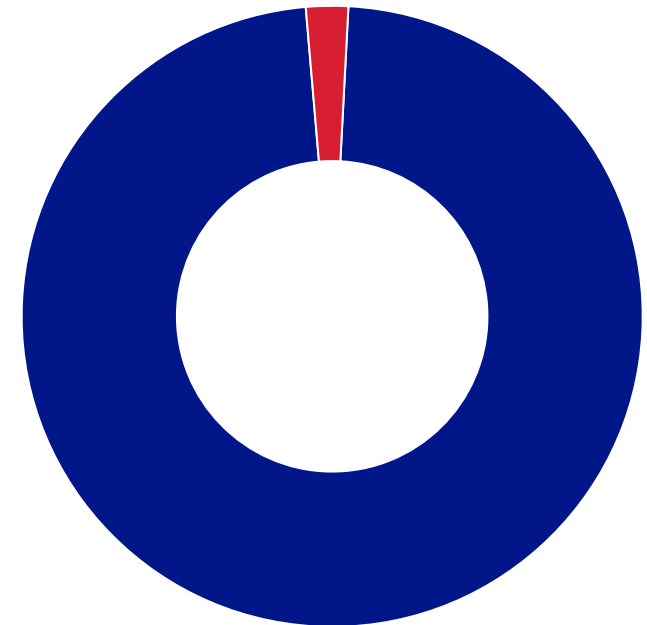
Delinquent Turnover

Original Tax
Levy

• ***\$6,994,033***

Adj.
Delinquent
July 1, 2021
Turnover

• ***\$153,333***
• ***2.19%***



■ Collected ■ Delinquent
97.81% 2.19%



2020 TAX YEAR - DELINQUENT COLLECTIONS

July 1, 2021 - June 30, 2022

**Adj. July 1
Turnover**

• ***\$153,333***

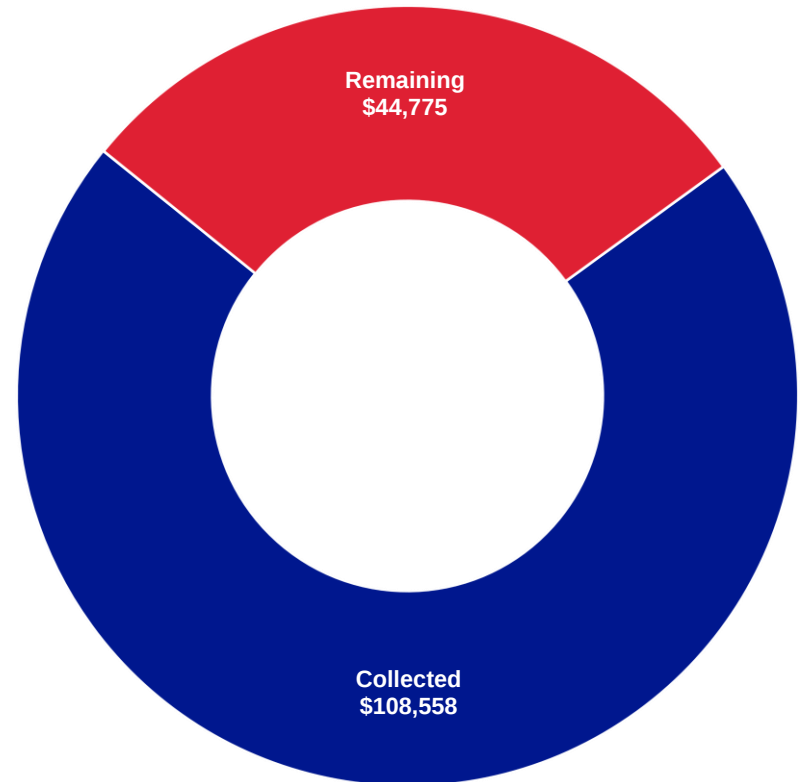
**Base Tax
Collected**

• ***\$108,558***
• ***70.80%***

**Base Tax
Remaining**

• ***\$44,775***

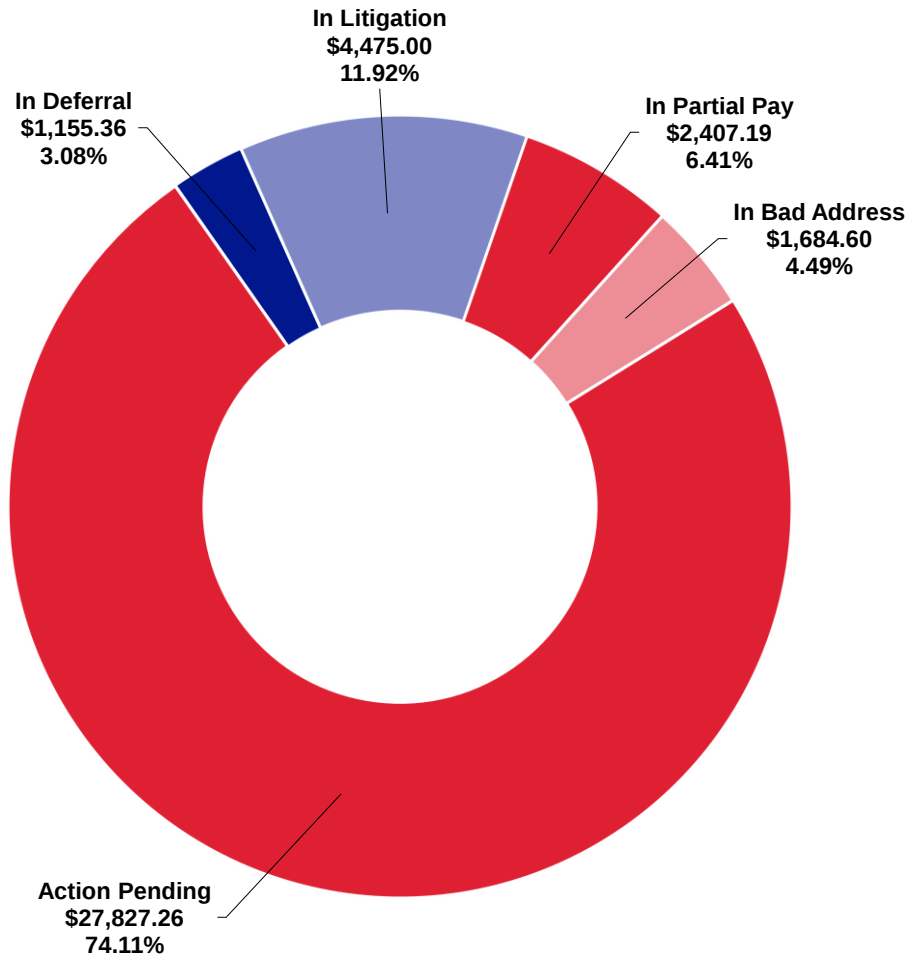
Base Tax Only - No Penalties or Interest Added



Source: Tarrant County Tax Office, Year-To-Date Summary Reports. Turnover Accounts for Tax Office Adjustments. Base Taxes Only - No Penalties or Interest Added. Split Payments have been excluded.



2021 TAX YEAR - ACCOUNT BREAKDOWN CHART



As of 2-27-23 Tape Update

Action Pending Accounts: Notification Letters, Telephone Collections, Lienholder Notification, Title Research, Property Inspection.

Source: Tarrant County Tax Office tape download.



2021 TAX YEAR ANALYSIS

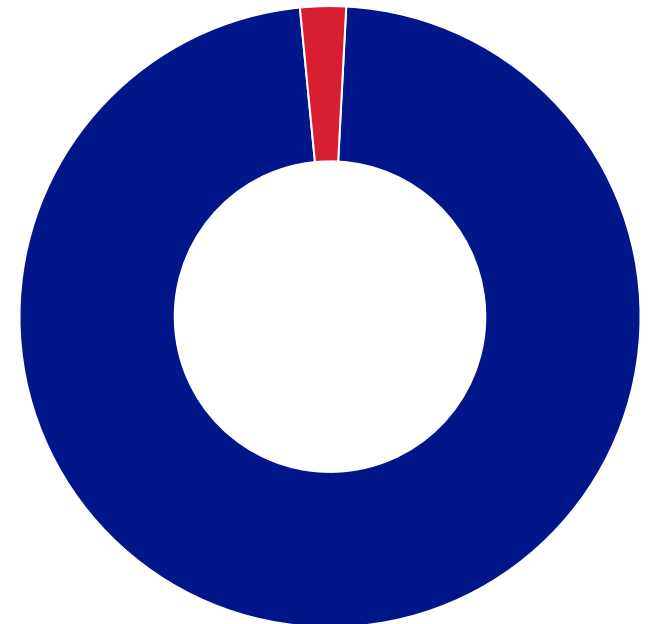
Delinquent Turnover

Original Tax
Levy

• ***\$7,877,340***

Adj.
Delinquent
July 1, 2022
Turnover

• ***\$192,076***
• ***2.44%***



■ Collected 97.56% ■ Delinquent 2.44%



2021 TAX YEAR - DELINQUENT COLLECTIONS

July 1, 2022 - February 28, 2023

**Adj. July 1
Turnover**

• **\$192,076**

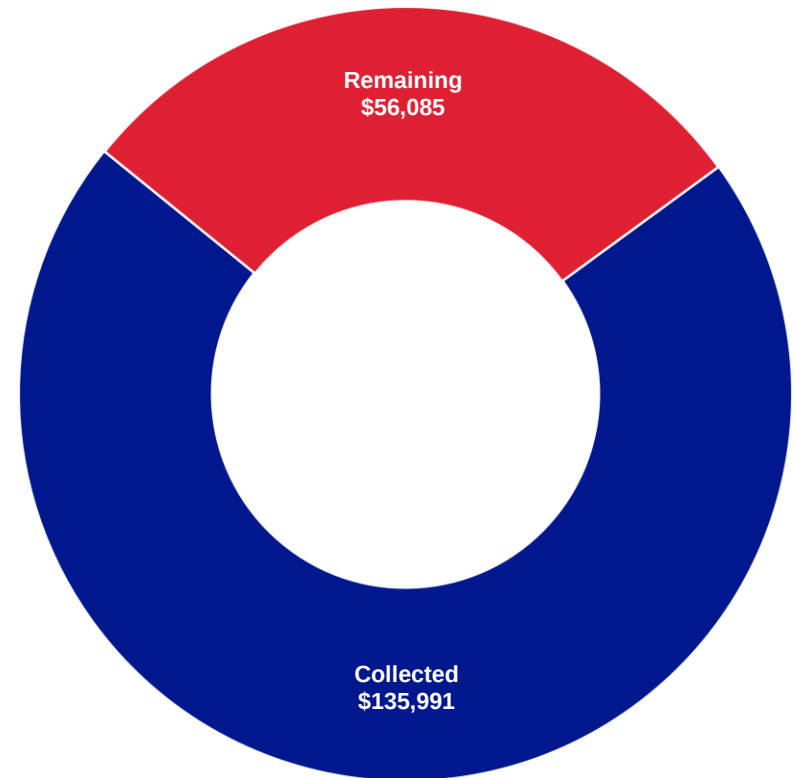
**Base Tax
Collected**

• **\$135,991**
• **70.80%**

**Base Tax
Remaining**

• **\$56,085**

Base Tax Only - No Penalties or Interest Added



Source: Tarrant County Tax Office, Year-To-Date Summary Reports. Turnover Accounts for Tax Office Adjustments. Base Taxes Only - No Penalties or Interest Added. Split Payments have been excluded.

Perdue Brandon Fielder Collins & Mott, LLP

- ❖ **Customized collection plan,**
- ❖ **Fair and compassionate collection approach,**
- ❖ **Personal, professional, proactive phone and letter campaign,**
- ❖ **Fast and efficient resolution,**
- ❖ **Honesty, integrity and ethical conduct,**
- ❖ **Positive public perception and reputation**



Presenter: Martin Avila, Finance Director

Agenda Item: Debt Presentation

Background and Explanation:

Receive a presentation, discuss and provide Staff direction on the proposed 2024 Certificate of Obligation debt issuance.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

1. 04_16_2024 Debt Presentation_Final

City of Azle Debt Presentation

Presented to City Council on April 16, 2024

Discussion Points

- Tax Rate – Maintenance & Operations (M&O) and Debt Rate
- Why Issue Debt?
- Debt Rate 10-year History
- April 4, 2024, Council Approved - Notice of Intent Resolution
- Debt Structure and Project Update
 - Annual Principal Payment
 - Average Annual Debt Service Payment
- Debt sale timeline

Property Tax Rate- M&O - Debt

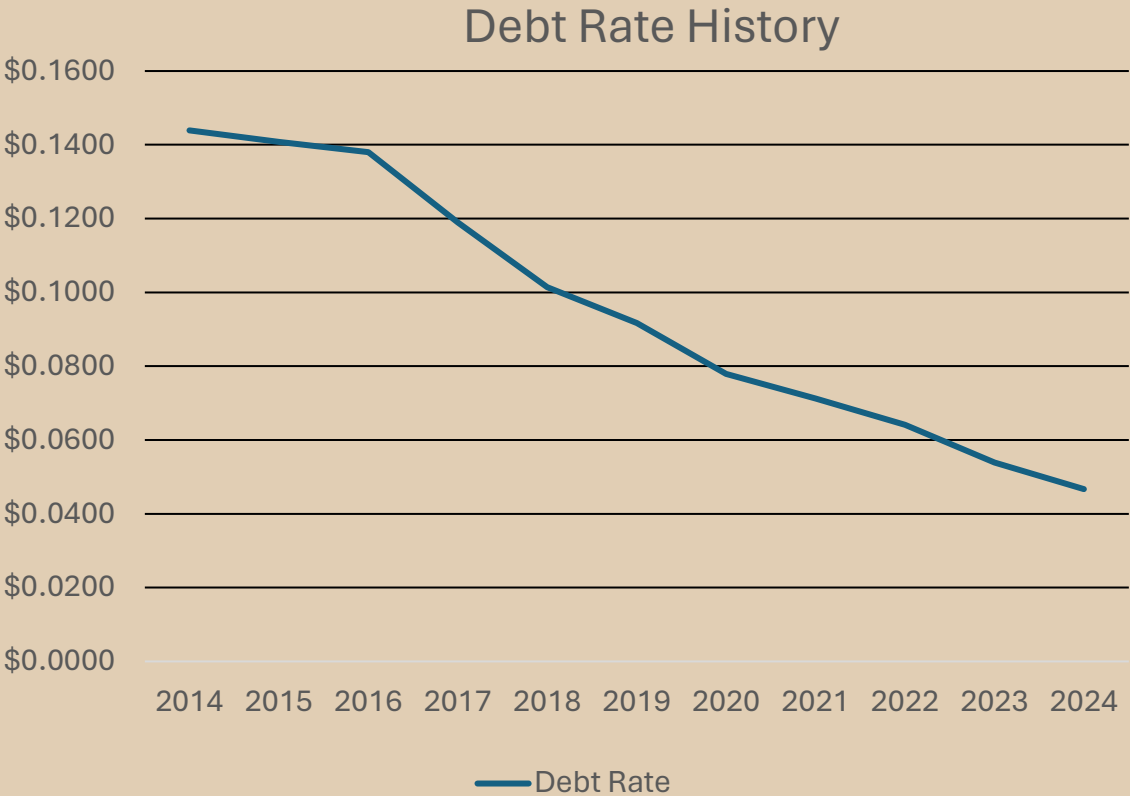
- Property Tax Rate - Assessed to Property Tax Values
 - Maintenance & Operations (M&O) Rate
 - Supports General Fund Services
 - Debt Rate – General Debt Service Fund
 - Debt Service Payments for Tax Supported Debt
 - Debt proceeds used for capital and not for operations
- Focus of this presentation – Debt Rate

Why issue Debt?

- Capital Projects are costly – millions of dollars
- No capacity for M&O rate to cash fund capital projects. Cash funding capital projects is limited
- Cannot issue debt to cover operating costs
- Capital projects useful life 20 to 50 years
- Debt issued is paid over a 20-year period, with ability to refinance at 10 years
- Inter-generational equity – pay over time – use of capital assets over time

Finance Department Debt Rate 10-year History

Fiscal Year	2023
2013-2014	\$0.1439
2014-2015	\$0.1408
2015-2016	\$0.1380
2016-2017	\$0.1189
2017-2018	\$0.1014
2018-2019	\$0.0917
2019-2020	\$0.0779
2020-2021	\$0.0712
2021-2022	\$0.0641
2022-2023	\$0.0539
2023-2024	\$0.0467



Note: Per \$100 value

Notice of Intent Resolution

- City Council approved Resolution No 2024-06 on April 2, 2024
 - Resolution approving and authorizing publication of Notice of Intent to Issue Certificates of Obligation
 - Amount not to exceed SIX MILLION DOLLARS (\$6,000,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (ii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor, (iii) constructing, improving and equipping animal shelter facilities, (iv) constructing, improving and equipping an administrative office building housing the City's fleet maintenance facilities and (v) professional services rendered in connection therewith; and; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined waterworks and sewer system.

Debt Structure and Project Update

- Dunaway Lane Reconstruction
 - Estimated Total Project Cost - \$7,667,000
 - Less: Tarrant County Contribution Estimate - \$2,817,500
 - Estimated City Portion plus contingency - \$6,000,000
- FY2024 Debt Rate - \$0.0467
- Estimated Tax Rate Impact
 - 20-year Scenario equal annual principal
 - \$0.0404 (\$481,440 in interest savings over 20 years)
 - Proposed debt rate - \$0.0871
 - 20-year Scenario equal annual payments
 - \$0.0312
 - Proposed debt rate \$0.0779
 - Average home value impact - \$252,575
 - \$0.0871 (per \$100 value) - \$220 annually / \$18.33 per month
 - \$0.0779 (per \$100 value) - \$196.76 annually / \$16.40 per month
 - Net impact difference - \$23.24 annually / \$1.93 per month

Next 5 years -
build about \$7
million in
debt capacity

Rating agencies
prefer this
method

City of Azle, TX											
Tax Rate Impact Analysis - 20yr Scenario- Equal Annual Principal Preliminary; For Illustration Purposes Only											
A	B	C	D	E	F	G	H	I	J	K	L
FYE	Taxable Assessed Valuation ⁽¹⁾	Growth	Total Tax Supported Debt Service	Self Supporting Debt Service Transfers ⁽²⁾	Net Total Tax Supported Debt Service	\$6mm Project Fund Deposit Preliminary; Estimated TIC 4.05% Certificates of Obligation, Series 2024 ⁽³⁾ Assumes Rates as of 3/26/24 + 20bps			Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate ⁽¹⁾	Additional Capacity ⁽⁴⁾ @ .0871
						Principal	Interest	Total P&I			
2024	\$ 1,540,039,094	20.72%	\$ 1,831,343	\$ (1,044,004)	\$ 787,339				\$ 787,339	0.0467	-
2025	1,617,041,049	5.00%	1,829,654	(1,041,946)	787,707	\$ 285,000	\$ 307,719	\$ 592,719	1,380,426	0.0871	-
2026	1,697,893,101	5.00%	1,827,580	(1,039,693)	787,887	285,000	259,875	544,875	1,332,762	0.0801	\$ 116,526
2027	1,782,787,756	5.00%	1,805,175	(1,042,195)	762,980	285,000	245,625	530,625	1,293,605	0.0740	228,147
2028	1,871,927,144	5.00%	1,592,832	(891,084)	701,748	285,000	231,375	516,375	1,218,123	0.0664	379,717
2029	1,965,523,501	5.00%	1,588,969	(891,382)	697,588	285,000	217,125	502,125	1,199,713	0.0623	478,019
2030	2,004,833,971	2.00%	1,599,370	(896,421)	702,949	280,000	203,000	483,000	1,185,949	0.0604	525,337
2031	2,044,930,651	2.00%	778,769	(80,673)	698,096	280,000	189,000	469,000	1,167,096	0.0582	578,416
2032	2,085,829,264	2.00%	821,112	(79,259)	741,854	280,000	175,000	455,000	1,196,854	0.0586	583,568
2033	2,127,545,849	2.00%	821,908	(82,739)	739,169	280,000	161,000	441,000	1,180,169	0.0566	635,862
2034	2,170,096,766	2.00%	822,338	(81,123)	741,215	280,000	147,000	427,000	1,168,215	0.0549	684,136
2035	2,170,096,766	0.00%	817,465	(79,473)	737,993	280,000	133,000	413,000	1,150,993	0.0541	701,359
2036	2,170,096,766	0.00%	822,237	(82,736)	739,501	280,000	119,000	399,000	1,138,501	0.0535	713,850
2037	2,170,096,766	0.00%	821,604	(80,916)	740,688	280,000	105,000	385,000	1,125,688	0.0529	726,664
2038	2,170,096,766	0.00%	738,725		738,725	280,000	91,000	371,000	1,109,725	0.0522	742,626
2039	2,170,096,766	0.00%	738,475		738,475	280,000	77,000	357,000	1,095,475	0.0515	756,876
2040	2,170,096,766	0.00%	742,550		742,550	280,000	63,000	343,000	1,085,550	0.0510	766,801
2041	2,170,096,766	0.00%	740,950		740,950	280,000	49,000	329,000	1,069,950	0.0503	782,401
2042	2,170,096,766	0.00%				280,000	35,000	315,000	315,000	0.0148	1,537,351
2043	2,170,096,766	0.00%				280,000	21,000	301,000	301,000	0.0142	1,551,351
2044	2,170,096,766	0.00%				280,000	7,000	287,000	287,000	0.0135	1,565,351
			<u>\$ 20,741,053</u>	<u>\$ (7,413,642)</u>	<u>\$ 13,327,411</u>	<u>\$ 5,625,000</u>	<u>\$ 2,836,719</u>	<u>\$ 8,461,719</u>	<u>\$ 21,789,130</u>		<u>\$ 14,054,360</u>

(1) Actual FYE 2024 Assessed Value and Tax Rate; Assumes 98% Collection Rate

(2) Self Supporting Portion of Debt Service Paid From W&S Revenue

(3) Assumes 7/2/24 Delivery; Total estimated COI of \$132K; Deposit to Construction Fund = \$6,000,000
Interest Rates as of 3/26/24 + 20bps

(4) FYE 2026 would support an estimated \$2.54mm bond issue at current rates

2024 I&S tax rate	0.0467
Max I&S tax rate	0.0871
Difference (Impact)	0.0404

Next 5 years-
build about \$5
million in debt
capacity

City of Azle, TX

Tax Rate Impact Analysis - 20yr Scenario- Equal Annual Payments Preliminary; For Illustration Purposes Only

A	B	C	D	E	F	G	H	I	J	K	L
	Taxable Assessed Valuation ⁽¹⁾	Growth	Total Tax Supported Debt Service	Self Supporting Debt Service Transfers ⁽²⁾	Net Total Tax Supported Debt Service	\$6mm Project Fund Deposit Preliminary; Estimated TIC 4.05% Certificates of Obligation, Series 2024 ⁽³⁾ Assumes Rates as of 3/26/24 + 20bps			Aggregate Tax Supported Debt Service	Calculated I&S Tax Rate ⁽¹⁾	Additional Capacity ⁽⁴⁾ @ .0778
FYE						Principal	Interest	Total P&I			
2024	\$ 1,540,039,094	20.72%	\$ 1,831,343	\$ (1,044,004)	\$ 787,339				\$ 787,339	0.0467	-
2025	1,617,041,049	5.00%	1,829,654	(1,041,946)	787,707	\$ 135,000	\$ 310,909	\$ 445,909	1,233,616	0.0778	-
2026	1,697,893,101	5.00%	1,827,580	(1,039,693)	787,887	180,000	269,500	449,500	1,237,387	0.0744	\$ 57,155
2027	1,782,787,756	5.00%	1,805,175	(1,042,195)	762,980	185,000	260,375	445,375	1,208,355	0.0692	150,914
2028	1,871,927,144	5.00%	1,592,832	(891,084)	701,748	195,000	250,875	445,875	1,147,623	0.0626	279,609
2029	1,965,523,501	5.00%	1,588,969	(891,382)	697,588	205,000	240,875	445,875	1,143,463	0.0594	355,131
2030	2,004,833,971	2.00%	1,599,370	(896,421)	702,949	215,000	230,375	445,375	1,148,324	0.0584	380,242
2031	2,044,930,651	2.00%	778,769	(80,673)	698,096	230,000	219,250	449,250	1,147,346	0.0573	411,791
2032	2,085,829,264	2.00%	821,112	(79,259)	741,854	240,000	207,500	447,500	1,189,354	0.0582	400,966
2033	2,127,545,849	2.00%	821,908	(82,739)	739,169	250,000	195,250	445,250	1,184,419	0.0568	437,707
2034	2,170,096,766	2.00%	822,338	(81,123)	741,215	265,000	182,375	447,375	1,188,590	0.0559	465,979
2035	2,170,096,766	0.00%	817,465	(79,473)	737,993	280,000	168,750	448,750	1,186,743	0.0558	467,826
2036	2,170,096,766	0.00%	822,237	(82,736)	739,501	290,000	154,500	444,500	1,184,001	0.0557	470,567
2037	2,170,096,766	0.00%	821,604	(80,916)	740,688	305,000	139,625	444,625	1,185,313	0.0557	469,256
2038	2,170,096,766	0.00%	738,725		738,725	325,000	123,875	448,875	1,187,600	0.0558	466,969
2039	2,170,096,766	0.00%	738,475		738,475	340,000	107,250	447,250	1,185,725	0.0558	468,844
2040	2,170,096,766	0.00%	742,550		742,550	355,000	89,875	444,875	1,187,425	0.0558	467,144
2041	2,170,096,766	0.00%	740,950		740,950	375,000	71,625	446,625	1,187,575	0.0558	466,994
2042	2,170,096,766	0.00%				395,000	52,375	447,375	447,375	0.0210	1,207,194
2043	2,170,096,766	0.00%				415,000	32,125	447,125	447,125	0.0210	1,207,444
2044	2,170,096,766	0.00%				435,000	10,875	445,875	445,875	0.0210	1,208,694
			<u>\$ 20,741,053</u>	<u>\$ (7,413,642)</u>	<u>\$ 13,327,411</u>	<u>\$ 5,615,000</u>	<u>\$ 3,318,159</u>	<u>\$ 8,933,159</u>	<u>\$ 22,260,570</u>		<u>\$ 9,840,424</u>

(1) Actual FYE 2024 Assessed Value and Tax Rate; Assumes 98% Collection Rate

(2) Self Supporting Portion of Debt Service Paid From W&S Revenue

(3) Assumes 7/2/24 Delivery; Total estimated COI of \$132K; Deposit to Construction Fund = \$6,000,000
Interest Rates as of 3/26/24 + 20bps

(4) FYE 2027 would support an estimated \$3.32mm bond issue at current rates

2024 I&S tax rate	0.0467
Max I&S tax rate	0.0778
Difference (Impact)	0.0312

Summary

- Issue debt not to exceed \$6 million dollars
- 20-year Maturity
- Annual Principal Payment - \$280,000 - \$285,000
 - Interest savings of \$481,440 compared to average annual payment
- Proposed debt rate - \$0.0871
 - Build approximately \$7 million in debt capacity maintaining debt rate of \$0.0871
- Average home value impact - \$252,575
 - \$220 annually / \$18.33 per month

Bond Sale Timeline

City of Azle, TX
Tax & Waterworkd & Sewer System Revenue Certificates of Obligation, Series 2024

Preliminary Schedule of Events

Apr-24							May-24							Jun-24							Jul-24						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4							1		1	2	3	4	5	6
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			
														30													

Complete By	Day	Event
1-Apr-24	Monday	HilltopSecurities requests information for preperation of the Official Statement
2-Apr-24	Tuesday	Council meeting to approve publication of the Notice of Intent for the Certificates
8-Apr-24	Monday	HilltopSecurities receives requested information HilltopSecurities begins preparation of the Official Statement
11-Apr-24	Thursday	1st Notice of Intent Published
15-Apr-24	Monday	Draft Official Statement distributed to the working group for comments
18-Apr-24	Thursday	2nd Notice of Intent Published
22-Apr-24	Monday	HilltopSecurities receives comments on draft Official Statement
29-Apr-24	Monday	Distribute Official Statement to Rating Agencies
Week of May 6th - 10th		Rating Conference Calls
24-May-24	Friday	Receive Ratings
28-May-24	Tuesday	Electronically mail Official Statement to Potential Purchasers
4-Jun-24	Tuesday	City Council passes Ordinance authorizing issuance of the Certificates
2-Jul-24	Tuesday	Certificate Closing and Delivery of Funds to the City

Questions/Comments



Presenter: Yael Hoffman, City Secretary

Agenda Item: Consider any action on the April 2, 2024 regular council meeting minutes.

Background and Explanation:

Procedural

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Minutes



MINUTES Regular Meeting Azle City Council

505 W. Main Street
Azle, Texas 76020

April 2, 2024

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Brundrett called the meeting to order at 6:04 PM.

Members Present:

Mayor Alan Brundrett
Mayor Pro Tem Randa Goode
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Stacy Peek
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Staff Present:

Tom Muir	City Manager
Lawrence Bryant	Assistant City Manager
Yael Forgey	City Secretary
Susie Hiles	Assistant to the City Manager
Andrea Russell	City Attorney
Rick White	Director of Public Services
Ben Hall	Police Chief
Kevin Rogers	Police Lieutenant
Mike Winterrowd	Police Administrative Corporal
David Hawkins	Director of Planning and Development
Martin Avila	Finance Director
Felica King	Court Administrator
Amber Watson	Utility Billing Manager
Angelia Garrett	Assistant Finance Director
Jennifer Walls	Purchasing Agent
Curren McLane	Library Director

INVOCATION

Bob Buckel, Azle Rotary Club president and retired newspaper publisher, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Brundrett led the Pledge of Allegiance.

PUBLIC PARTICIPATION

Jim Kirk, 116 Westlake Woods Drive, asked the council to provide guidelines that allow the public to add agenda items.
Kenneth Bachelor, 432 Windjammer Lane, addressed the council on Airbnb problems in the City.

PROCLAMATIONS

1. Proclamations:

- * **Sexual Assault Awareness Month**
- * **National Library Week**
- * **National Telecommunicator Week**

Mayor Brundrett read and presented the following proclamations:

National Library Week.

National Telecommunicator Week.

PRESENTATIONS

2. Finance Department Annual Presentation

Mayor Brundrett recognized Finance Director Martin Avila, who gave a presentation on the activities and accomplishments of the Finance Department for the past year.

3. Dunaway Lane Reconstruction Project

Mayor Brundrett recognized Director of Public Services Rick White, who introduced Nick Kirk from Jacob Martin LLC who provided an overview of the Dunaway Lane Reconstruction Project. Council directed Staff to contact TxDOT to see if they would schedule the Boyd Ct/Dunaway Ln intersection project to coincide with our Dunaway Ln project.

ACTION ITEMS

4. Consider and take action on the March 19, 2024 regular council meeting minutes

Councilmember Rothenberger moved to approve the March 19, 2024 regular council meeting minutes, as presented. Mayor Pro Tem Goode seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

5. Consider any action on Ordinance No. 2024-07 approving the Drought Contingency and Water Conservation Plan

Mayor Brundrett recognized Public Services Director Rick White, who advised the Council that the Texas Water Code requires a review of this plan every five years. The last review was April 2019. Staff reviewed the plan, updated the water use numbers, and made sure the plan met all the State requirements. This action is the 5-year update to the ordinance to meet State law.

Councilmember Rothenberger moved to approve Ordinance No. 2024-07 approving the Drought Contingency and Water Conservation Plan as presented. Councilmember Estes seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

6. Consider any action authorizing the City Manager to execute an interlocal cooperative purchasing agreement with the City of Grand Prairie.

Mayor Brundrett recognized Purchasing Agent Jennifer Walls, who provided the council with an overview of the interlocal agreement with the City of Grand Prairie. This will reduce costs for the city.

Councilmember Rothenberger moved to authorize the City Manager to execute an interlocal cooperative purchasing agreement with the City of Grand Prairie. Mayor Pro Tem Goode seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

7. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of Resolution No. 2024-06 pertaining thereto.

Mayor Brundrett recognized Finance Director Martin Avila, who advised this resolution only authorizes the publication of notice of intent to issue certificates of obligation not to exceed six million dollars (\$6,000,000); it does not authorize the issuance of any debt. The notice will be published in the Tri-County Reporter on 4/11/2024 and 4/18/2024.

Councilmember Rothenberger moved to approve and authorize the publication of notice of intention to issue certificates of obligation, including the adoption of Resolution No. 2024-06 pertaining thereto. Councilmember Nelson seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

PUBLIC HEARINGS

8. Conduct a public hearing and consider any action on Ordinance No. 2024-10 regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the minimum requirements for Planned Development (PD) Districts.

Mayor Brundrett recognized Planning and Development Director David Hawkins, who stated Council directed staff to proceed with an amendment to the minimum requirements for Planned Development Districts.

Mayor Brundrett opened the public hearing at 7:53 PM.

No one spoke

Mayor Brundrett closed the public hearing at 7:53 PM.

Mayor Pro Tem Goode moved to approve Ordinance No. 2024-10 regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the minimum requirements for Planned Development (PD) District, and in Section 23.4(D), change minimum requirements for residential developments from five (5) acres to one (1) acre and zero (0) acres for non-residential developments. Councilmember Rothenberger seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

9. Conduct a public hearing and consider any action on Ordinance No. 2024-11 regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider amendments to the Permitted Use Schedule.

Mayor Brundrett recognized Planning and Development Director David Hawkins, who stated, in February, Council and Staff discussed and reviewed the permitted use schedule with Council requesting some revisions. This ordinance reflects those changes.

Mayor Brundrett opened the public hearing at 7:59 PM

No one spoke.

Mayor Brundrett closed the public hearing at 7:59 PM

Councilmember Conner moved to approve Ordinance No. 2024-11 regarding text amendments to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text

amendment is to consider amendments to the Permitted Use Schedule, as presented. Councilmember Rothenberger seconded the motion.

Yes: (7) Alan Brundrett, Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner

DISCUSSION ITEMS

10. Economic incentives

Planning and Development Director David Hawkins presented an overview of the various economic development incentives offered by the City of Azle.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

Discussion regarding short-term rentals.

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- 03-29-2024 - FeedLot food truck park grand opening.
- 04-19-2024 - FeedLot food truck park - Azle Chamber of Commerce ribbon cutting.
- 04-22-30-2024 - Early voting.
- Councilmember Rothenberger commended Tri-County Reporter for their great article on Police Lt. Kevin Rogers and the article on IMS.

ADJOURNMENT

Mayor Brundrett adjourned at 8:31 PM.

Presented and approved on 04/16/2024.

Alan Brundrett, Mayor

Attest:

Yael Hoffman, TRMC, CMC
City Secretary



Presenter: Tom Muir, City Manager

Agenda Item: Consider any action on Ordinance No. 2024-08 re-appointing the Municipal Court Judge and Associate Judge for two-year terms, effective May 1, 2024.

Background and Explanation:

Judge Douglas Hudman has agreed to continue as the City's Municipal Court Judge for the Municipal Court of Record. In addition, Matthew Hudman has also agreed to continue as the Associate Judge. Passage of the attached ordinance will re-appoint Judge Douglas Hudman and Associate Judge Matthew Hudman for another two- (2) year term ending April 30, 2026.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Staff recommends approval of Ordinance No. 2024-08.

Attachments:

1. Ord 2024-08

ORDINANCE NO. 2024-08

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS, RE-APPOINTING DOUGLAS HUDMAN AND MATTHEW HUDMAN AS THE MUNICIPAL JUDGE AND ASSOCIATE MUNICIPAL JUDGE, RESPECTIVELY, OF THE MUNICIPAL COURT OF RECORD IN THE CITY OF AZLE; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Azle is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council has adopted regulations governing its Municipal Court of Record in Chapter 7 of the Azle Code of Ordinances, 2001, City of Azle, Texas as amended; and

WHEREAS, the City Council approved the re-appointment of Douglas Hudman as the Municipal Court Judge of the Municipal Court of Record in the city of Azle at the April 19, 2022 City Council meeting for a two-year term ending April 30, 2024; and

WHEREAS, the City Council approved the appointment of Matthew Hudman as an Associate Judge to conduct business of the Municipal Court of Record in the absence of the presiding judge of the Municipal Court of Record on January 3, 2023 for a term expiring April 30, 2024; and

WHEREAS, Staff has deemed it prudent to appoint the Municipal Court of Record Judge and Associate Judge through ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS, THAT:

- Section 1.** the City Council hereby re-appoints Douglas Hudman as the Municipal Court Judge of the Municipal Court of Record in the city of Azle, Texas for a term of two (2) years commencing May 1, 2024.
- Section 2.** the City Council hereby re-appoints Matthew Hudman as the Associate Judge of the Municipal Court of Record in the city of Azle, Texas for a term of two (2) years commencing May 1, 2024.
- Section 3.** this ordinance shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council.

PASSED AND APPROVED on this the 16th day of April 2024, at a regular meeting of the City Council of the City of Azle, Texas, by a vote of ___ ayes, ___ nays and ___ abstentions.

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Andrea Russell, City Attorney



Presenter: Susie Hiles, Assistant to the City Manager

Agenda Item: Consider any action on Resolution No. 2024-07 agreeing to meet all match contribution requirements and committing \$22,500 in match contribution to affordable housing for all activities undertaken through the HOME Investment Partnership Program.

Background and Explanation:

The Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnership Block Grant (HOME) program, of which Tarrant County receives funding. These funds are targeted to benefit low to moderate-income persons by providing homeowner-occupied single-family rehabilitation. Tarrant County Community Development offers a program that allows cities to apply for funding with a 30% match, which is to be used for the development of safe and decent housing.

The City would like to request \$75,000 of these grant funds with the City's match portion being \$22,500. A portion of the \$22,500 could be derived from the waiving of building and permit fees. The HOME program does not have to follow any CDBG areas or designated low income areas. HOME funds can be used in any area of the Tarrant County portion of the city as long as the recipient qualifies. Tarrant County Community Development will administer all aspects of the program.

The City has participated in this program since 2008, helping rehab several homes.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

Approve Resolution No. 2024-07.

Attachments:

1. Resolution 2024-07 HOME Grant
2. HOME Grant Application 2024
3. HOME Program Contacts 2016-2023

RESOLUTION NO. 2024-07

A RESOLUTION OF THE CITY OF AZLE, TEXAS AGREEING TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM YEAR 2024.

WHEREAS, the HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) and is intended to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local government to provide housing, and; leverage private-sector participation; and

WHEREAS, Tarrant County is a Participating Jurisdiction under the HOME Investment Partnerships Program in accordance with §92.105; and

WHEREAS, the City of Azle is a member of the Tarrant County Urban County Consortium and is eligible to participate in the HOME program; and

WHEREAS, the City of Azle has requested \$75,000 in HOME funding to be expended on HOME eligible activities within the City's jurisdiction and has agreed to provide a 30% matching contribution for all HOME funds expended within the City of Azle, in accordance with §92.218; §92.219; and §92.220.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:

SECTION 1

The City Council agrees to commit \$22,500 (30%) in match contribution to affordable housing with a portion of the \$22,500 consisting of amounts derived from the waiving of building and permit fees, cash and other forms of eligible HOME match as set forth in 24CFR §92.220 for all activities undertaken through the HOME program.

SECTION 2

This resolution shall become effective immediately upon passage.

PASSED AND APPROVED on this the 16th day of April 2024, at a regular meeting of the City Council of the City of Azle, Texas.

Alan Brundrett, Mayor

ATTEST:

Yael Hoffman,
TRMC, CMC, City Secretary



Tarrant County HOME Application for Participating Cities – PY 2024

Homeowner Rehabilitation Program

For release April 12, 2024

Introduction

The U.S. Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnerships Program (HOME). Tarrant County receives HOME funds and is making a portion of these HUD funds available to Cities who would like to assist low-income homeowners with home repair and rehabilitation activities such as electrical, plumbing, roofing, and weatherization.

This program is managed by Tarrant County's Community Development Department (County).

Benefits

HOME is an excellent way for cities to leverage funding in their communities while also:

- Making interior and exterior (visual) improvements;
- Helping with code compliance challenges;
- Securing attainable housing; and
- Enhancing neighborhoods.

Match Requirement

Although city residents will apply directly to the County, the City applying to participate in HOME must commit to providing a thirty percent (30%) non-federal match for their respective resident homeowner rehabilitation activities. Participating cities may meet the match requirement in several ways, including cash, volunteer hours, and community partnerships. **The City is required to submit a copy of the Council Resolution affirming the match requirement as part of this application (Exhibit "A").**

Term

This application is for activities taking place during Program Year 2024 (July 1, 2024 – June 30, 2025).

Process

If a City would like to participate in this program, the City should submit a copy of the completed application (Exhibit “A”), including a copy of the Council Resolution, to Marguerite Allen at meallen@tarrantcountytx.gov by May 31, 2024. If you are unable to submit a signed copy of the Council Resolution by the deadline, please list the anticipated date for Council action and submit a signed copy as soon as it is available.

Additional Information

Questions should be directed to Marguerite Allen meallen@tarrantcountytx.gov or by calling 817-850-7959. Additional information about the HOME Program can be found online: <https://www.hudexchange.info/programs/home/>.

Exhibit A | Application

Homeowner Rehabilitation Program

City Name	City of Azle
Project Location(s)	☒ Citywide; or ☐ Specific Zip Code(s):
Amount of HOME Funds Requested <i>\$200,000 Max</i>	\$75,000
Match Amount <i>30% of Amount of HOME Funds Requested</i>	\$22,500
Contact Name	Susie Hiles - Assistant to the City Manager
Contact Email	shiles@cityofazle.org
Contact Phone	817-444-7009
Date of Application Submittal	April 17, 2024
Date of City Council Meeting*	April 16, 2024

**We require a signed City Council resolution to complete this application. The resolution must confirm City support and confirm the amount and source of non-federal match. A sample resolution (Exhibit "B") follows on the next page. You may use or modify this sample as needed.*

TARRANT COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM

Homes contacted since 2016. There are no homes currently on the waitlist.

Status	Date Called	Mailed App	Rec'd App	Reason for Denial	Street Address	City
Denied	1/8/2016	12/12/16	Missing Paperwork Never turned in		204 Gordon Drive	Azle
N/R	6/22/2016	12/12/16	N/R	N/R	773 Hunter Drive	Azle
N/R	11/22/2016	12/12/16	N/R	N/R	1020 Wood Ridge Drive	Azle
N/R	5/15/2019	6/17/19	N/R	N/R	159 Brookshire Ave	Azle
Ineligible	11/20/2019	4/9/20	4/22/20	Over Budget	225 Shoreline Drive	Azle
N/R	2/12/2020	1/11/21	N/R	N/R	132 Lynn Drive	Azle
Completed	3/17/2020	1/11/21	2/4/21		220 Richard Lane	Azle
N/R	12/7/2020	8/16/21	N/R	N/R	159 Brookshire Avenue	Azle
N/R	1/25/2021	6/1/22	N/R	N/R	408 Calgary Road	Azle
N/R	3/18/2021	10/19/22	N/R	N/R	616 Ivy Street	Azle
Ineligible	6/22/2022	10/19/22	11/3/22	Over Budget	128 Hankins Drive	Azle
Ineligible	10/28/2022	03/30/23	N/R	N/R	7020 Jay Lane (outside city limits)	Azle
N/R	4/26/2023	8/23/2023	N/R	N/R	701 Polly Avenue	Azle



Presenter: Tom Muir, City Manager

Agenda Item: Short term rentals

Background and Explanation:

Councilmember Estes requested a discussion on short term rentals (residential). In this month's *Texas Town & City*, there is a legal Q & A on this topic. A copy of the article is attached for your reference.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

1. Texas Town and City - STRs Article April 2024 Issue



Q What is a short-term rental?

A The term "short-term rental" is not defined in state statute, but the term has evolved to broadly refer to private homes, condos, or apartments leased for short periods of time as an alternative to traditional hotel or motel lodging. Short-term rentals (STRs) are often offered for rent by the owner through a web-based platform such as VRBO, Airbnb, HomeAway, or Vacasa, among many others. Some cities choose to define the term or a similar term in their ordinance regulating STRs.

Q Is there a definitive state law governing cities' authority to regulate STRs?

A No. There is no state statute that either preempts or expressly authorizes a city to regulate STRs. Additionally,

the Texas Supreme Court has so far declined to weigh in conclusively. *See City of Grapevine v. Muns*, 671 S.W.3d 675 (Tex. 2023) (Young and Blacklock, JJ., concurring) (concurring in the Texas Supreme Court's denial of review but indicating that the Texas Supreme Court will soon weigh in on cities' regulatory authority over STRs).

There are several cases at the state appellate level that provide some guidance. *See e.g., City of Grapevine v. Muns*, 651 S.W.3d 317 (Tex. App.—Fort Worth 2021, pet. denied); *Zataari v. City of Austin*, 615 S.W.3d 172 (Tex. App.—Austin 2019, pet. denied); *Hignell-Stark v. City of New Orleans*, 46 F.4th 317 (5th Cir. 2022); *Draper v. City of Arlington*, 629 S.W.3d 777 (Tex. App.—Fort Worth 2021, pet. denied). But strictly speaking, each of the appellate cases governs only the cities within that appellate court's jurisdiction. As such, a city relying on the reasoning of courts in other jurisdictions when adopting ordinances regulating STRs should consult with legal counsel.

Q What authority do cities often cite when imposing regulations on STRs?

A Cities have relied on the general statutory authority to adopt ordinances that are both (1) for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and (2) is necessary or proper for carrying out a power granted by law to the municipality or to an office or department of the municipality. Tex. Loc. Gov't Code § 51.001.

Additionally, a home-rule city has broad general authority to adopt ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants. *Id.* § 54.004. A home-rule city's authority to regulate STRs is probably somewhat broader than that of a general-law city, but in either case the city council should make the findings necessary to show that a regulation is statutorily authorized. See also *Grapevine*, 651 S.W.3d 317 (holding that local regulations of STRs are not preempted by state law).

Additionally, both home-rule and general law cities have the authority to regulate STRs pursuant to the city's zoning power under Chapter 211 of the Texas Local Government Code. See Tex. Loc. Gov't. Code § 211.004. Most STR regulations are adopted under the city's general zoning authority.

Q Can a city require a permit or license to operate an STR?

A Yes, both home-rule and general law cities can require a permit or license and may adopt reasonable rules regulating the issuance of a permit or license. See, e.g., *Hignell-Stark*, 46 F.4th 317. It is important to note that a city may not charge more for the permit than a reasonable amount designed to offset the cost to the city of regulating STRs.

Q Can a city ban STRs completely?

A Probably not. Although no court has struck down a total

ban on STRs in the city limits, the judicial reasoning striking down other STR ordinances indicates that total bans are probably also impermissible. See, e.g., *Zataari*, 615 S.W.3d 172 (holding that a retroactive city ordinance provision banning STRs that are not owner-occupied is an unconstitutional infringement on a settled property right); *Hignell-Stark*, 46 F.4th 317 (holding that an ordinance limiting STR licenses to residents of the city unconstitutionally discriminated against interstate commerce); and *Grapevine*, 651 S.W.3d 317 (holding that a property owner has a fundamental and vested right to lease his property).

Q Can a city impose new regulations on existing STRs?

A It depends. A city's zoning regulation can often be applied retroactively as long as it doesn't interfere with a vested property right. Tex. Loc. Gov't Code § 211.019. However, a regulation that prohibits the use of a property as an STR retroactively might be unconstitutional because leasing one's property has been found to be a fundamental and vested right. See *Grapevine*, 651 S.W.3d 317 and *Zataari*, 615 S.W.3d 172.

A city should be careful adopting regulations that affect existing STRs. Senate Bill 929, which was passed during the 2023 Regular Legislative Session, affects how a city must treat nonconforming uses in its zoning regulations. State law now provides that if a city changes a zoning regulation and causes an existing use of property to become a nonconforming use, under most circumstances the city would have to either allow the nonconforming use or compensate the owner for the diminution in the value of the property resulting from the zoning change. Tex. Loc. Gov't § 211.019.

Q Can the city ban STRs that are not owner-occupied?

A No. Recently, the Fifth Circuit Court of Appeals struck down a City of New Orleans ordinance that allowed a person to obtain a license to operate an STR only if the property was the person's residence, reasoning that the ordinance discriminated against interstate commerce. *Hignell-Stark*, 46 F.4th 317. Because this case was decided in the Fifth

Circuit on a matter of constitutional law, it is controlling in all cities in Texas.

Q Can a city ban parties or other events at STRs based on how many attendees are present?

A Maybe. There is conflicting case law. The Third Court of Appeals in Austin struck down an ordinance banning certain outdoor assemblies, holding that the tenants have a constitutional right to peaceful assembly and that the city had not identified a sufficiently compelling government interest that would justify restricting that right. *Zataari*, 615 S.W.3d 172.

However, the Second Court of Appeals in Fort Worth upheld similar restrictions on outdoor assemblies, citing the city's extensive evidentiary support for its compelling government interest in the restrictions. *Draper*, 629 S.W.3d 777.

Because of the constitutional considerations, it is challenging for a city to regulate STRs based on the number of persons present at the STR. However, restrictions on loud parties or large events can probably be achieved through other means, such as noise ordinances or street parking ordinances. In other words, a city's most conservative approach is to adopt restrictions that apply uniformly to STR properties and to other properties in the area.

Q Can a city restrict the number of guests staying at STRs based on whether the guests are related?

A Probably not. In *Zataari*, the City of Austin adopted an ordinance prohibiting more than six unrelated adults or ten related adults from staying in an STR together. *Zataari*, 615 S.W.3d 172 at 199. The Third Court of Appeals determined that these restrictions "plainly restrict the right to assemble" and therefore were unconstitutional.

Q Can a city's regulation of STRs give rise to a regulatory takings claim against the city by a property owner?

A Possibly. One appellate court held that it was possible the city's STR restrictions could amount to a regulatory taking, and therefore remanded the case to a lower court for more proceedings. *Grapevine*, 651 S.W.3d 317 at 341. Subsequently, the Texas Supreme Court denied review of the appellate case.; *Grapevine*, 671 S.W.3d 675. What this means is that whether a proposed regulation could be found to unreasonably interfere with a property owner's investment-backed expectation of their ability to generate income from an STR so as to amount as a regulatory taking is unclear. Cities should consult with local legal counsel on this issue.

Q Is a deed restriction or an HOA regulation banning or restricting STRs enforceable?

A Yes, a court has upheld deed restrictions banning STRs. See *Chu v. Windermere Lakes Homeowners Ass'n, Inc.*, 652 S.W.3d 899 (Tex. App.—Houston [14th Dist.] 2022 pet. filed). In fact, even a subsequent amendment to an existing HOA's bylaws banning STRs may be enforceable if the HOA bylaws clearly state that they may be amended and the correct procedures are followed. See *Cauthorn v. Pirates Property Owners Ass'n*, 2023 WL 553566 (Tex. App.—Houston [1st Dist.] Aug. 29, 2023, pet. filed).

Q Does the city receive hotel occupancy tax revenue from an STR?

A Yes. Even though, as noted above, STRs are not hotels, they are still subject to the hotel occupancy tax, but only if the person renting the STR does not have the right to use or possess the premises for 30 or more consecutive days. Tex. Tax Code § 156.101. That means that there would have to be an agreement in place that entitled the person to at least 30 consecutive days' occupancy. This exception would not apply in a situation where a person rents the property for one or more days but fewer than 30 days in a series of separate but consecutive transactions, even if in aggregate it adds up to 30 consecutive days. ★



Presenter: Tom Muir, City Manager
Agenda Item: The FeedLot Food Truck Park

Background and Explanation:

Staff will provide an update on the FeedLot.

Board/Commission/Committee Recommendation:

N/A.

Staff Recommendation:

N/A.

Attachments:

None