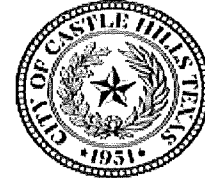


JR Trevino, Mayor
Joe Izbrand, Mayor Pro-Tem, Place 1
Denise Haley, Place 2
Kurt May, Place 3
Jack Joyce, Place 4
Beth Daines, Place 5

AGENDA

City Council Special Meeting



Notice is hereby given that a Special Meeting of the Governing Body of the City of Castle Hills, Texas will be held on, Thursday, May 25, 2023 AT 6:30 p.m., 209 Lemonwood Drive, Castle Hills, TX 78213.

1. CALL THE CASTLE HILLS REGULAR CITY COUNCIL MEETING TO ORDER AND DETERMINE A QUORUM IS PRESENT.

2. INVOCATION / PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS/PRESENTATION

4. CITIZEN COMMENTS.

(NO ACTION WILL BE TAKEN)

This is the opportunity for visitors and guests to address the City Council on any issue. City Council may not discuss any presented issue, nor take any action on the issue. A sign-up sheet is available for citizens who wish to address the City Council. Please limit your remarks to three minutes. Topics of operational concern shall be directed to the City Manager. Comments should not personally attack other speakers, City Council, or staff. *(City of Castle Hills has decided for citizens to email concerns during this portion of the agenda in order to participate via email at citizenstobeheard@castlehills-tx.gov)*

5. CONSENT AGENDA

The Consent Agenda items are self-explanatory by the City Council or have been previously discussed and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests. The Consent Agenda is for consideration by the City Council only and not subject to public discussion.

6. NEW BUSINESS

6.1. Discussion and possible action on possible acquisition of the Ensemble Apartments property on Blanco Road by Texas Essential Housing Public Facility Corporation. (Trevino)

7. ANNOUNCEMENTS BY MAYOR AND CITY COUNCILMEMBERS ON ITEMS OF COMMUNITY INTEREST.

8. ADJOURNMENT



Executive Session Reservation: The City Council reserves the right to consider business out of the posted order and the right to adjourn into Executive Session to discuss items which are not listed as Executive Session items, but which qualify to be discussed in closed session as permitted by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

The Mayor will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Mayor that the individual leave the meeting, and if refused, an order of removal. In compliance with the Texas Open Meetings Act, no member of City Council may deliberate on citizen comments. (Attorney General Opinion – JC 0169)

Attendance by Other Elected or Appointed Officials: It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

This meeting will also be held by videoconference call. The location where a quorum of the governmental body will be physically present is City Hall, City Council Chambers at 209 Lemonwood Drive, Castle Hills, TX 78213 and it is the intent to have a quorum present at that location. A member of the public may testify from a remote location by videoconference at:

Topic: Special City Council Meeting

Time: May 25, 2023 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84881984428?pwd=bGU4Z0g2cHZFcVUyY1dMZjQ2dFdHQT09>

Meeting ID: 848 8198 4428

Passcode: 057878

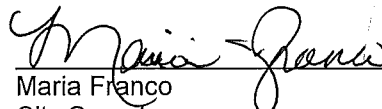
One tap mobile

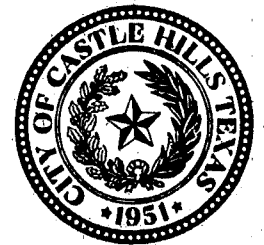
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+16694449171,,84881984428#,,,,*057878# US

Certificate:

I, hereby certify that the above Notice of Meeting was posted on the City Hall bulletin board on this the 22nd day of May 2023 at 4:30 p.m. at a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofcastlehills.com, in compliance with Chapter 551, Texas Government Code. The City of Castle Hills City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting at (210) 293-9681.


Maria Franco
City Secretary



CITY COUNCIL AGENDA SUMMARY

Meeting Date: May 25, 2023

Agenda item: 6.1

Submitted by: Trevino

Reviewed by: CM Rapelye

AGENDA ITEM DESCRIPTION:

Discussion and possible action on possible acquisition of the Ensemble Apartments property on Blanco Road by Texas Essential Housing Public Facility Corporation.



Attachments for Reference:

SUMMARY: Discussion and possible action on possible acquisition of the Ensemble Apartments property on Blanco Road by Texas Essential Housing Public Facility Corporation.

BACKGROUND: A few weeks ago, Mayor Trevino was contacted by Bexar County Commissioner Grant Moody's office regarding a developer who was interested in acquiring and turning the Ensemble into a Public Facility Corporation (PFC). This is similar to the PFC that was presented last year in Castle Hills.

A PFC, by statutory design it was created to entice developers to build affordable housing with half the units being required to be rented at a minimum 80% Area Median Income; in exchange the property is taken completely off the tax rolls for 75 years. The property would be acquired by Texas Essential Housing Public Facility Corporation.

PFCs are currently a topic of discussion at the State legislature for situations such as these which have trickle-down consequences for taxpayers which is the impetus for the emergency meeting.

PROS / CONS:

FINANCIAL IMPACT: PFC acquisition would take this property off the tax roll for the City of Castle Hills.

STAFF RECOMMENDATION: Given the potential negative impact related revenue, it is imperative this item be presented to City Council for full transparency to Council, residents, and businesses. This is the basis for calling for a Special City Council meeting on Thursday May 25rd at 6:30 PM in order for us to discuss this and ultimately issue a resolution in opposition.