

**Minutes  
Hurst City Council  
Work Session  
Tuesday, March 25, 2025**

On the 25<sup>th</sup> day of March 2025, at 5:45 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
John Miller	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmembers
Jon McKenzie	)	
Gary N. Waldron	)	
Jimmy Meeks	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Robert Saucedo	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Tanya Wilson	)	Building Official

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

**I. Call to Order** - The meeting was called to order at 5:45 p.m.

The work session items were discussed in the following order: II, IV, V, the remaining items were not discussed.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers noted the Strategic Planning Meeting scheduled for March 28<sup>th</sup> and several other upcoming events.
- **Update and discussion of Amusement and Gaming Machine regulations** – City Manager Caruthers stated staff is currently working on a draft ordinance and will bring forward at a future date. In response to Council questions, Mr. Caruthers stated the draft will be prepared to eliminate all machines.
- **Update and discussion of Trinity River Authority (TRA) Revenue Bonds (Walker-Calloway System)** – City Manager Caruthers briefed Council on the TRA Revenue Bonds issuance for the Walker-Calloway Branch Outfall Trunk Sewer System noting the current issuance is for Phase IV and there are seven phases for completion. He stated the issuance cost is passed through to the City through wholesale costs and Council action is through the budget. He reviewed the percentage share between North Richland Hills (78%) and Hurst (22%) based on flow through the shared line.

**III. Update and discussion of Regular Agenda Items**

**IV. Discussion of Agenda Item(s) 2**

Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 916 Zelda Drive, Hurst, Texas 76053, and legally described as Glenn View Addition, Block 7, Lot 14

Building Official Tanya Wilson briefed Council on the code case at 916 Zelda noting the property is currently vacant and that the code case has been active since May 28, 2024. Ms. Wilson reviewed the applicable violations and reasons for the request to order a public hearing to consider ordering the repair, removal, or demo of all improvements on the property.

**V. Discussion of Agenda Item(s) 3**

Consider ordering a public hearing to order the repair, removal, or demolition of all improvements at 1016 Mountain Terrace, Hurst, Texas, 76053, and legally described as Woodland Park Townhomes Addition, Block 1, Lot 67 and Part of CE

Building Official Tanya Wilson briefed Council on the code case at 1016 Mountain Terrace noting the code case has been active since 2022 and as of December 2024 the property / structure is vacant. Ms. Wilson reviewed the applicable violations and reasons for the request to order a public hearing to consider ordering the repair, removal, or demo of all improvements on the property.

**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, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and to reconvene in Open Session at the conclusion of the Executive Session**

Mayor Wilson recessed the meeting to Executive Session at 6:02 p.m. 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, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and reconvened to open session at 6:13 p.m.

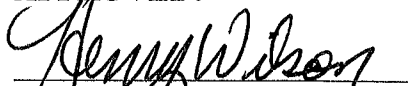
**VI. ADJOURNMENT** –The Work Session adjourned at 6:18 p.m.

**APPROVED** this the 8<sup>th</sup> day of April 2025.

**ATTEST:**

  
Rita Frick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor