

**Minutes  
Hurst City Council  
Work Session  
Tuesday, May 13, 2025**

On the 13<sup>th</sup> day of May 2025, at 5:03 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	)	
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
Kyle Gordon	)	Executive Director of Community Services
Robert Saucedo	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Chris Connolly	)	Executive Director of Economic Development
Sunny Patel	)	Director of Information Technology
Tanya Wilson	)	Building Official

With the following Councilmember absent: Gary N. Waldron, constituting a quorum; at which time, the following business was transacted:

**I. Call to Order** - The meeting was called to order at 5:03 p.m.

The work session items were discussed in the following order: II, VII, VIII, IX, IX, IV, V, VI, X and XI and the remaining items were not discussed.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – City Manager Caruthers noted the June 2, 2025 Education Foundation Culinary Art Program, noting a grant award by the foundation for \$1500 sponsored by the Hurst Conference Center. He noted the upcoming ICSC Conference that he and Executive Director of Economic Development Chris Connolly plan to attend.
- **Update and discussion of Northeast Mall outdoor events** – City Manager Caruthers noted his administrative approval of an upcoming event, May 9–19 based on Council’s guidelines in their 380 agreement. He stated with the cancellation of the last meeting he approved so they could move forward and future events will come to Council.
- **Update and discussion regarding planning 2025 Certificate of Obligations for streets, drainage, water and wastewater repair and maintenance** – Assistant City Manager Clayton Fulton reviewed plans to issue Certificates of Obligation this summer

reviewing the debt policy, capacity and timeline for issuance of debt for infrastructure improvements.

- **Update and discussion of Utility Box Art program** – Executive Director of Community Services Kyle Gordon briefed Council on Phase III of the Utility Box Art program showing pictures of the top finalist. He stated 50 submissions were received with 62 designs and 12 finalists were selected.
- **Update and discussion of possible amendments to Chapter 14 of Hurst Code of Ordinance – Offenses and miscellaneous provisions** – City Manager Caruthers noted police department comments regarding sex offenders and proximity to schools and reviewed pros and cons to creating an ordinance for Council consideration regarding distance requirements. He noted the city is currently following state law and that any additional restrictions would not be applied to any existing residencies. He stated staff will bring a draft ordinance for Council consideration in the future.
- **Update and discussion of 89<sup>th</sup> Legislative Session**

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

#### **IV. Update and discussion of Agenda Item(s) 9**

Consider Resolution 1883 to meet match requirements for expenditures under the Tarrant County Home Investment Partnership Program

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed Resolution to meet match requirements for expenditures under the Tarrant County Home Investment Partnership Program noting the positive program and that the city has never met the full match requirement.

#### **V. Update and discussion of Agenda Item(s) 10**

Consider authorizing the city manager to enter into a sign replacement agreement with New Life Assembly DFW for sign replacement on Lot A, Block 1, Assembly of God Addition, located at 812 Harrison Lane

Executive Director of Planning and Development Michelle Lazo briefed Council on the sign replacement agreement with New Life Assembly DFW for sign replacement on Lot A, Block 1, Assembly of God Addition, located at 812 Harrison Lane noting they are requesting \$9500 with payment going to the sign company, not the church.

#### **VI. Update and discussion of Agenda Item(s) 11**

Consider authorizing the city manager to enter into a change order with Fast General Contracting, LLC for the Hurst Conference Center 4-office addition

Executive Director of Economic Development Chris Connolly briefed Council on the proposed change order with Fast General Contracting, LLC for the Hurst Conference Center 4-office addition noting Ron Hobbs Architects originally intended for the sliding glass doors in meeting room 6 to remain locked and be tinted black. He explained the other side of the former exit will now reveal a wall and staff has safety concerns if someone is trying to exit during an emergency and believe this to be a door. He noted the change order proposed cost approximately \$8300 to complete.

#### **VII. Update and discussion of Agenda Item(s) 12 and 13**

Conduct a Public Hearing and consider 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

Conduct a Public Hearing and consider 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 Agenda Items 12 and 13 to consider 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; and, to consider 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. Ms. Wilson provided pictures and overview of code violations, timeline, communication with the owners, and actions to date regarding each of the homes.

#### **VIII. Discussion of Agenda Item(s) 14**

Consider Ordinance 2594, first reading, amending Chapter 12, Article XV Massage Establishments

Assistant City Manager Malaika Marion Farmer briefed Council on the proposed ordinance amending Chapter 12, Article XV Massage Establishments noting the number of establishment staff is currently having issues of noncompliance. Building Official Tanya Wilson noted through enforcement efforts staff discovered the proposed updates to the current ordinance will provide additional effectiveness noting requiring a licensed therapist to be onsite at all times, elimination of bathing facilities, bedroom furniture, or any furniture that may be used for living quarters among other additional regulations.

#### **IX. Discussion of Agenda Item(s) 15**

Consider Resolution 1882 adopting amended City Council Rules of Procedure

City Secretary Rita Frick provided a handout of the proposed amendments and briefed Council on the proposed amendments as had previously been discussed during Council's strategic planning process.

#### **X. Discussion of Agenda Item(s) 16**

Consider authorizing the city manager to execute contract Amendment No. 1 to existing contract with Burgess & Niple, Inc. to add engineering design and survey services for the abandonment of existing 16" waterline and replace it with new 12" waterline along Cumberland Dr. from Norwood Dr. to SH 26

Executive Director of Public Works Robert Saucedo briefed Council on the proposed contract amendment noting the original emergency repair and contract authorized by Council. He noted to be proactive, staff identified the line replacement could be 12" instead of 16" and also provide better water quality.

#### **XI. Discussion of Agenda Item(s) 17 and 18**

Consider authorizing the city manager to purchase network infrastructure equipment and services via an authorized partner utilizing collaborative purchasing contracts

Consider authorizing the city manager to enter into a contract with Waypoint Solutions to

provide data backup services

Assistant City Manager Clayton Fulton briefed Council on the proposed network infrastructure equipment and services purchase noting the current system is 14 years old and needs to be replaced after running every day all day during that time. He also briefed Council on the proposed contract with Waypoint Solutions to provide data backup services including tow devices and restore by the company. In response to Council questions, staff advised the initial contract period is 5-years, not 7 as noted in the packet.

**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 did not recess to Executive Session.**


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

**APPROVED** this the 27<sup>th</sup> day of May 2025.

**ATTEST:**

  
Rita Erick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor