

**Minutes  
Hurst City Council  
Work Session  
Tuesday, May 27, 2025**

On the 27<sup>th</sup> day of May 2025, at 5:33 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	)	Councilmembers
Cathy Brotherton	)	
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
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
Kara McKinney	)	Public Information Officer

With the following Councilmember absent: Jon McKenzie, constituting a quorum; at which time, the following business was transacted:

**I. Call to Order** - The meeting was called to order at 5:33 p.m.

The work session items were discussed in the following order: II, IV, V, VII, VIII, VI, IX, and X.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers and staff provided several upcoming events including the Chamber Business EXPO, Tarrant Regional Transportation Summit, North Central Texas Council of Governments Annual Assembly and City Council Work Session on Thursday, May 29.
- **Update and discussion of 89<sup>th</sup> Legislative Session** – No items were discussed.
- **Update and discussion of annual appointments to Boards, Committees and Commissions appointments** – City Secretary Rita Frick briefed Council on Board vacancies and applications on file. City Manager Caruthers noted the item this evening for confirmation of John Mitchell to the Civil Service Commission.

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

**IV. Update and discussion of Agenda Item(s) 4**

Conduct a Public Hearing and consider Ordinance 2595, first reading, SUP-2025-00001, CBD Hurst, a Special Use Permit for a CBD store on a portion of Lot 3, Block 2 Norwood North Addition, being 11.83 acres located at 674 Grapevine Highway

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting location, square footage, business plan and product. She reviewed operating hours, floor plan, inventory and stated signage will not exceed 75% of the store front length. City Manager Caruthers also noted several existing businesses and proposed new business uses in the shopping center that complement each other. In response to Council questions, City Attorney Matthew Boyle reviewed specific use permit considerations.

**V. Update and discussion of Agenda Item(s) 5**

Conduct a Public Hearing and consider Ordinance 2596, first reading, SUP-2024-00029, Titan Towers, a Special Use Permit for a new cell tower on a portion of Lot 26, Block 1 Payton Addition, being 1.26 acres located at 1141 W. Hurst Blvd

Executive Director of Planning and Development Michelle Lazo briefed Council on the case noting a proposed 130' monopole communications tower, the location of the tower and screening. She stated the applicant is requesting to utilize a chain link fence enclosure due to the location and lack of visibility from the street.

**VI. Update and discussion of Agenda Item(s) 6**

Consider approval of Resolution 1884 supporting the TxDOT 2025 Transportation Alternatives call for projects

Executive Director of Community Services Kyle Gordon briefed Council on the proposed resolution supporting the TxDOT 2025 Transportation Alternatives call for projects noting this is Phase II of the grant process which requires the adoption of a resolution that commits to a local match of funds amounting to 20% of the total project cost. He stated the City's contribution is \$128,500. He also noted the main focus of the program was Melbourne with connectivity to Northeast Mall.

**VII. Update and discussion of Agenda Item(s) 7**

Consider approval of Resolution 1885 declaring expectation to reimburse expenditures with proceeds of future debt related to relocation of Fire Station #3

City Manager Caruthers briefed Council on the proposed resolution which will give the City the opportunity to reimburse itself from the recent land purchased for a new fire station. Assistant City Manager Clayton Fulton noted this item doesn't obligate the Council to move forward, but gives flexibility if they decide to move forward within a certain time frame.

**VIII. Update and discussion of Agenda Item(s) 8**

Consider approval of Resolution 1886 authorizing publication of notice of intention to issue certificates of obligation

City Manager Caruthers noted this item is completely separate from the previous item and noted staff's work with the city's financial advisor to address debt capacity and noted capacity for \$2 million on the tax and \$3 million on the Enterprise side. He noted several existing infrastructure needs for fund utilization. In response to Council questions, staff reviewed utilization of Certificate of Obligations versus General Obligation Bonds and

Mayor Wilson stated to him, it is more of a need-to-have versus a want-to-have expenditure.

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

Consider authorizing the city manager to proceed with Justice Center interior painting improvements

Assistant City Manager Malaika Marion Farmer briefed Council on the proposed interior painting at the Justice Center noting the main area for painting is the second floor and stair wells which have the highest traffic. She noted the existing paint is ten years old and reviewed cost.

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

Consider confirming the city manager’s appointment of Mr. John Mitchell in Place 1 of the Civil Service Commission

This item was discussed with Board appointments under Informational Items.

**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.**

As stated by the city attorney, Mayor Wilson recessed the meeting to Executive Session at 6:17 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 Open Session at 6:24 p.m.


**XI. ADJOURNMENT** –The Work Session adjourned at 6:24 p.m.

**APPROVED** this the 10<sup>th</sup> day of June 2025.

**ATTEST:**

  
Rita Frick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor