

**City Council Minutes  
Tuesday, June 24, 2025**

On the 24<sup>th</sup> day of June 2025, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in a Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Jon McKenzie	)	Mayor Pro Tem
John Miller	)	Councilmembers
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
Kyle Gordon	)	Executive Director of Community Services
Michelle Lazo	)	Executive Director of Planning and Development
Robert Saucedo	)	Executive Director of Public Works
Billy Keadle	)	Assistant Police Chief
Chris Connolly	)	Executive Director of Economic Development
Tanya Wilson	)	Building Official

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

The meeting was called to order at 6:30 p.m. and Councilmember Brotherton gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

**PROCLAMATION(S) AND PRESENTATION(S)**

1. Presentation of Proclamation recognizing July as Parks and Recreation Month

Mayor Pro Tem Jon McKenzie read and presented the proclamation recognizing July as Parks and Recreation Month to Executive Director of Community Services Kyle Gordon and Parks and Recreation staff. Mr. Gordon thanked the Council and recognized senior staff Amy Oden, Paul Conca and Lauren Snyder for their key roles in providing excellent services. Ms. Oden provided an overview of the fun and numerous events planned in July to recognize Parks and Recreation month.

2. Presentation of Lemonade Day's "Best Stand Award"

Executive Director of Economic Development Chris Connolly reviewed the Lemonade Day strategic lesson-based program teaching youth the same principles required to start any business. He stated the kids learn to plan, work hard and profit. He stated they are taught to

spend some, save some, and share some by giving back to their community. Mr. Connolly noted the collaboration with local businesses and this, the second year of the program, was a success. Councilmember Cobern and Chris Connolly presented the Certificate of “Best Stand Award” to the Martinez Family for their product Frescas. Councilmember Cobern noted her association with 6Stones and that the donation by the Martinez Family will be going to help fund backpacks and school supplies here in the HEB area.

### **CONSENT AGENDA**

3. Consider approval of the minutes for the June 10, 2025 Council meetings
4. Consider authorizing the city manager to enter into a sign replacement agreement with EREP Sprouts Crossing 1 LLC. for sign replacement on Lot 5A, Block A, The Haven Addition, located at 200 Grapevine Highway
5. Consider authorizing the city manager to execute contract Amendment No. 1 to existing contract with Aguirre & Fields, LP for Brown Trail Reconstruction Improvements from Queens Way to the Northern City Limits
6. Consider authorizing the city manager to enter into a contract for Pavement Joint & Crack Sealing Service through the interlocal cooperative purchasing agreement with the City of Grand Prairie
7. Consider authorizing the city manager to enter into a change order from ABC Plumbing for Coffee Shop renovation project at 420 W. Pipeline Road

Mayor Pro Tem McKenzie moved to approve the consent agenda. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern

No: None

### **PUBLIC HEARING(S) AND RELATED ITEM(S)**

8. 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

Mayor Wilson announced the public hearing 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 recognized Building Official Tanya Wilson. Ms. Wilson reviewed activity to date regarding permits, plans and construction noting lack of communication from Ms. Chavez and deficiencies in achieving compliance.

Mayor Wilson recognized Monica Chavez, 13766 Bandera Ranch Ct., Roanoke, Texas 76262 who stated staff has been helpful trying to teach her in the process and that she took on more than she should have. She stated she has a new contractor and plans and that as of today, she hopes they are ready to start work. She stated it was her fault the contractor had started work in that she thought she had two permits approved. Ms. Chavez stated when she

was issued the stop work order, she did stop and that she advised the contractors that they were responsible for the permits.

There being no one else to speak, Mayor Wilson closed the public hearing.

In response to Council questions, Ms. Wilson stated the only thing missing is for the contractor to register and that the plans currently presented are adequate for a secure structure. Ms. Chavez stated everything is still exposed where work was done and she told the contractor they are responsible. Ms. Chavez indicated she did not want to burden staff with too much communication and that she had two engineers going to the site, paid for rush prints, but didn't receive them. She stated when she bought the home, she did not realize there was a time restriction on the repairs until she received the mail notices. She stated she purchased the home in 2024 but did not remember the exact date.

Mayor Pro Tem McKenzie moved to continue this case, and all associated legal actions to the Tuesday, July 8, City Council meeting inclusive of the public hearing. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

Council reiterated the importance that Ms. Chavez comply with necessary actions by the next meeting and she communicates with Building Official Wilson.

Ayes: Councilmembers Miller, Meeks, McKenzie, and Waldron

No: Councilmember Cobern

9. 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

Mayor Wilson announced a public hearing 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 and recognized Building Official Tanya Wilson. Ms. Wilson reviewed activity to date noting several inquiries into the property for potential buyers, and immediately after the last meeting, one person asked for access to the site to view. She stated that since that time there has been no contact, no permit, and the city continues to maintain the property. City Manager Caruthers reiterated that a request was received from a title company for lien payoff information, but staff has not heard from them since.

Mayor Wilson recognized the following individuals who expressed concern with the lack of property maintenance at this address: Mr. and Mrs. Baker, 1020 Mountain Terrace and Cynthia Thorton, 1205 Wooded Trail

Councilmember Miller moved to adopt the findings in this case as presented in the staff memo that the building(s) on the property is substandard and unfit for human habitation and incorporate those findings by reference. Based on those findings we authorize the city to proceed with the demolition of the structure(s) and to recover all of its costs either from the owner(s) or by placing a lien on the property for same and authorize the city manager to take all necessary action. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern

No: None

### **RESOLUTION(S)**

10. Consider Resolution 1887 supporting a Municipal Setting Designation application to Texas Department of Environmental Quality (TCEQ) for the property at 200, 306, and 316 Grapevine Highway, Hurst, Texas

Executive Director of Public Works Robert Saucedo reviewed the Municipal Setting Designation relating to potability of groundwater and the requirements for removing contaminants. He stated TCEQ can only certify an application if there is local support and that staff has reviewed and determined no issues or concern for this request.

Councilmember Waldron moved to approve Resolution 1887 supporting the application for a Municipal Setting Designation for the property at 200, 305, and 316 Grapevine Highway. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern

No: None

### **OTHER BUSINESS**

11. Consider award of bid and authorizing the city manager to approve funding for the 50<sup>th</sup> Year Community Development Block Grant (CDBG) project on Ponderosa Drive Paving Improvements Project

Executive Director of Public Works Robert Saucedo reviewed the proposed project for concrete pavement on Ponderosa Drive noting this is the 50<sup>th</sup> anniversary year for the Community Development Block Grant which the city acquires through Tarrant County.

Councilmember Miller moved to recommend Tarrant County award the contract for the 50<sup>th</sup> Year CDBG Ponderosa Drive Paving Improvements Project to Jeske Construction Co. in the amount of \$455,394.00 with a 9.8% contingency of \$44,606.00 for a total amount of \$500,000.00 with the city being responsible for all project costs over the County grant amount of \$170,000. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern

No: None

12. Consider approval of Northeast Mall's application to allow Graco Inc. a special event permit per the 380 agreement with the city

Executive Director of Planning and Development Michelle Lazo reviewed the proposed special event permit noting this a short-term event per the 380 Agreement with the mall and is to allow Graco Inc. to hold a small event at the Dillard's parking garage to show Sherman Williams products. She stated the event will be held on July 30-31, 2025, with setup on July 28 and breakdown August 1, 2025.

Councilmember Meeks moved to approve Northeast Mall's application to allow Graco Inc. to hold an event in July. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern  
No: None

13. Consider appointments to Boards, Commissions, and Committees

Councilmember Cobern noted Council has interviewed candidates for positions to the Boards, Commissions, and Committees and were very impressed.

Councilmember Cobern moved to appoint Josh Ingram to the Community Services Development Corporation, Oliver Blankenship to the Public Safety and Infrastructure Committee, Christopher Strong to the Codes, Appeals, and Advisory Board and to reappoint all applicants that want to be reappointed. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

Ayes: Councilmembers Miller, Meeks, McKenzie, Waldron and Cobern  
No: None

14. Review of upcoming calendar items – City Manager Caruthers reviewed the Future Events Calendar.

15. City Council Reports - Items of Community Interest – Councilmember Miller noted regret that a family event conflicts with his attendance at the Stars and Stripes event.

**PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. CITIZEN COMMENTS ARE LIMITED TO A MAXIMUM OF 3 MINUTES PER SPEAKER**

Mayor Wilson recognized Gus Nixon, 308 West Louella Drive, who expressed concerns regarding Republic Services and inefficiencies regarding trash service.

Mayor Wilson recognized Faith Waligora, 433 Apple Blossom Ln, who expressed concern regarding stop sign installation at Redbud and Oakwood on Redbud.

**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 on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act 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.


16. Take any and all action necessary ensuing from Executive Session – No action was taken.

**ADJOURNMENT**

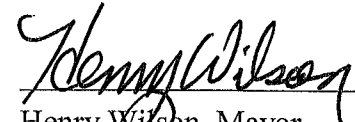
The meeting was adjourned at 7:35 p.m.

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

**ATTEST:**

  
Rita Frick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor