

**City Council Minutes  
Tuesday, July 8, 2025**

On the 8<sup>th</sup> day of July 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
Cathy Brotherton	)	Councilmembers
John Miller	)	
Gary N. Waldron	)	
Jimmy Meeks	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
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
Chris Connolly	)	Executive Director of Economic Development
Tanya Wilson	)	Building Official

With the following Councilmember absent: none, 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.

**CONSENT AGENDA**

1. Consider approval of the minutes for the June 24, 2025 Council meetings
2. Consider ratifying the city manager's emergency purchase of a Hurst Police Tahoe
3. Consider ratifying the city manager's emergency repair authorization to replace the Recreation Center HVAC units
4. Consider authorizing the city manager to proceed with the Central Park Playground Repairs Project

Mayor Pro Tem McKenzie noted Agenda Item 2 regarding the police Tahoe purchase was due to a drunk driver hitting one of the existing police vehicles. He stated it is a reminder of the dangers our first responders are in while performing their job.

Mayor Pro Tem McKenzie moved to approve the consent agenda. Motion seconded by

Councilmember Brotherton. Motion prevailed by the following vote:

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

No: None

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

5. 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 and work performed.

Mayor Wilson recognized Monica Chavez, 13766 Bandera Ranch Ct., Roanoke, Texas 76262 who advised they did not start work until Friday before the 4<sup>th</sup> of July weekend because her contractors had started other projects they needed to finish. She noted framing is almost complete and the plumber and HVAC should start tomorrow. Ms. Chavez stated she still had a few questions regarding the floor before they start.

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

In response to City Attorney Matthew Boyle's questions regarding if the deficiencies noted in the staff memo still remain, and if the structure is still substandard, dilapidated, unfit for human habitation, and a hazard to public and others, Ms. Wilson responded yes.

In response to Council questions, Ms. Chavez stated she does have additional photos in her phone, that the structure is still boarded except for the construction entrance. She stated she had to have the roof framing completed before the doors were installed and that her top priority is to put the doors up so she can lock the doors.

As stated by the City Attorney, 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 order that the building(s) be demolished within 30 days of today's date. If, for any reason, the owner(s) fail to timely complete the demolition we authorize the City to proceed with the demolition of the building(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.

Mayor Wilson recognized Ms. Chavez who indicated she did not have money to demolish the building or to pay the city back. She stated she has an investor, the general contractor, to help and stated if Council would give her two weeks she could show progress.

Motion prevailed by the following vote:

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

No: None

6. Conduct a Public Hearing and consider Ordinance 2598, first reading, SITE-2025-00004 Rai's Convenience Store, a Special Use Permit for a new convenience store on a portion of Lot C, Block A1 Bellaire Park Addition, being .445 acre located at 760 E. Pipeline Road

Mayor Wilson announced a public hearing to consider Ordinance 2598, first reading, SITE-2025-00004 Rai's Convenience Store, a Special Use Permit for a new convenience store on a portion of Lot C, Block A1 Bellaire Park Addition, being .445 acre located at 760 E. Pipeline Road and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo reviewed the case noting Mr. Rai signed a lease believing the mixed-use zoning would allow for him to live upstairs and have 8 liners, which are not allowed. She stated Mr. Rai is here this evening asking for approval or denial so he can gain his money from the lease.

Mayor Wilson recognized applicant Sarba Dahn Rai who indicated he signed a lease for 760 E. Pipeline Road, Hurst, because the owner told him he could use the upstairs and downstairs.

Councilmember Waldron moved to deny Ordinance 2598, first reading, Rai's Convenience Store. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

7. Conduct a Public Hearing and consider Ordinance 2599, first reading, SITE-2025-00006 Wing Drone Delivery, a Site Plan Revision on Lot 1, Block A Walmart Addition, being 25.7 acres located at 1732 Precinct Line Road (*The applicant has requested this item be postponed to August 12, 2025*)

Mayor Wilson announced the public hearing to consider Ordinance 2599, first reading, SITE-2025-00006 Wing Drone Delivery, a Site Plan Revision on Lot 1, Block A Walmart Addition, being 25.7 acres located at 1732 Precinct Line Road and that the applicant requested this item be postponed until August 12, 2025.

Councilmember Miller moved to postpone and continue this item and public hearing until the August 12, 2025 Council Meeting. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

### **RESOLUTION(S)**

8. Consider Resolution 1888 requesting the State of Texas to provide funding of project to eliminate hazards of railway-highway crossings at Precinct Line Road railroad crossing

Executive Director of Public Works Robert Saucedo reviewed the proposed resolution noting

this item, if approved, provides for the Texas Department of Transportation (TxDOT) to construct and provide oversight for the installation of the roadway signage and pavement markings and the city will then maintain those items.

Councilmember Brotherton moved to approve Resolution 1888 requesting the State of Texas to provide funding for the rehabilitation of off-system railroad crossing in Hurst, under Section 130 projects and an Advance Funding Agreement with TxDOT. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

### **OTHER BUSINESS**

9. Consider authorizing the city manager to enter into a contract with Insituform Technologies, LLC. for the Precinct Line Road and Glenn Drive Water Improvements project

Executive Director of Public Works Robert Saucedo reviewed the proposed contract with Insituform Technologies, LLC for the Precinct Line Road and Glenn Drive Water Improvements project noting pipe bursting will be utilized and you will not see any trenching on top of the pavement.

Councilmember Meeks moved to authorize the city manager to enter into a contract with Insituform Technologies, LLC for the Precinct Line Road and Glenn Drive Water Improvements project, in the amount of \$1,044,751.80 with a contingency of \$75,000.00 for a total budget amount of \$1,119,751.80 and a construction duration of 120 calendar days. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

10. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the Future Events Calendar.
11. City Council Reports - Items of Community Interest – Mayor Wilson commented how nice the July 3<sup>rd</sup> fireworks event was and thanked staff for their efforts. City Manager Caruthers noted the team effort it takes to put the event together. Councilmember Cobern also reminded everyone the Library is still doing the summer reading challenge until August 1<sup>st</sup>. Also noted by City Manager Caruthers is that the city deployed three firefighters on Monday to South Texas for the Kerr County flooding disaster.

**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** – No one spoke.

**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code 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 discuss the value and possible sale of real property (Heritage Village) and to reconvene in Open Session at the conclusion of the Executive Session. Mayor Wilson did not recess to Executive Session.**

- 12. Take any and all action necessary ensuing from Executive Session

As stated by the City Attorney, Councilmember Waldron moved to approve the real estate sale of the Heritage Village Parcel consistent with the discussion in Executive Session and authorize the city manager to take all necessary action. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

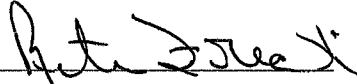
Ayes: Councilmembers Brotherton, Miller, Meeks, McKenzie, Waldron and Cobern  
No: None

**ADJOURNMENT**

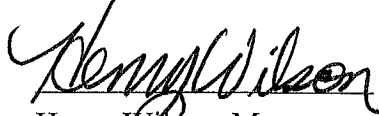
The meeting was adjourned at 6:55 p.m.

**APPROVED** this the 22<sup>nd</sup> day of July 2025.

**ATTEST:**

  
Rita Erick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor