

**Minutes
Hurst City Council
Work Session
Tuesday, July 8, 2025**

On the 8th day of July 2025, at 5:21 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:

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| 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 |
| 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 Saucedá |) | 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:

I. Call to Order - The meeting was called to order at 5:21 p.m.

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

II. Informational Items

- **Update and discussion of upcoming Calendar Items** Staff noted several upcoming calendar items.
- **Update and discussion of possible amendments to Chapter 14 of the Hurst Code of Ordinances regulating sex offender residency** – City Manager Clay Caruthers provided a draft ordinance at the last work session and reviewed area cities that have similar type ordinances. Council discussed the proposed ordinance and current state laws, and staff stated they would bring the ordinance back to a future meeting.
- **Update and discussion regarding 1016 Mountain Terrace** - City Manager Caruthers and City Attorney Matthew Boyle provided an update on the substandard building noting a prospective buyer plans to pay the liens and bring the home into compliance.

- **Update and discussion of water meter replacement project** – Assistant City Manager Clayton Fulton and Executive Director of Public Works Robert Saucedo briefed Council on the status of the water meter replacement project and survey.
- **Update and discussion of 89th Legislative Session** – No discussion.

III. Update and discussion of Regular Agenda Items

IV. Update and discussion of Agenda Item(s) 2

Consider ratifying the city manager's emergency purchase of a Hurst Police Tahoe

V. Update and discussion of Agenda Item(s) 3

Consider ratifying the city manager's emergency repair authorization to replace the Recreation Center HVAC units

VI. Update and discussion of Agenda Item(s) 4

Consider authorizing the city manager to proceed with the Central Park Playground Repairs Project

VII. Update and discussion of Agenda 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

Building Official Tanya Wilson briefed Council on the permits pulled and work completed to date. Council discussed scope of work completed and communication with staff, along with time lines.

VIII. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed council on the proposed 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.

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

Executive Director of Planning and Development Michelle Lazo briefed Council that the applicant has requested this item be postponed to the August 12, 2025 Council meeting.

X. Update and discussion of Agenda Item(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

XI. Update and discussion of Agenda Item(s) 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 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

As stated by the City Attorney, Mayor Wilson recessed the meeting to Executive Session at 5:56 p.m. 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 reconvened to open session at 6:08 p.m.

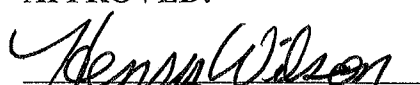
XII. ADJOURNMENT –The Work Session adjourned at 6:23 p.m.

APPROVED this the 22nd day of July 2025.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor