

City Council Minutes
Tuesday, July 22, 2025

On the 22nd 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
Robert Saucedo	)	Executive Director of Public Works
Billy Keadle	)	Assistant Police Chief
Mark Bruner	)	Police Captain
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 July 8, 2025 Council meetings

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

ORDINANCE(S)

2. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Hurst, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2025", including the adoption of Ordinance 2600 authorizing the issuance of such certificates of obligation on first and final reading

City Manager Clay Caruthers noted this is a debt issuance related to basic infrastructure

needs and maintenance and falls within existing debt capacity, meaning paid off previously issued debt and fits within current totals with a little savings. Mr. Caruthers introduced Hilltop Securities Managing Director Nick Bulaich and the city's Bond Counsel, Norton Rose Fulbright, L.L.P. Partner Robert Dransfield. Mr. Bulaich reviewed the bids and rating review process. Mr. Bulaich noted the Standard & Poor's rating of AA+ noting the City's economic metrics and financially strong management. He stated bids were received for the \$4,570,000 with the winning bid being Raymond James at a 4.1% and a cash premium of \$106,000. Mr. Bulaich also reviewed the rating report and preliminary official statement noting the final statement will be included after tonight and stated Mr. Dransfield is available to answer any questions.

Mayor Pro Tem McKenzie moved to adopt Ordinance 2600 authorizing the issuance of City of Hurst, Texas Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificate of Obligation, Series 2025 and resolving other matters incident and related thereto and providing an effective date on first and final reading. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

3. Consider Ordinance 2601, first reading, amending Chapter 14 of the Hurst Code of Ordinance regarding sex offender residency

Police Captain Mark Bruner reviewed the proposed ordinance noting that Hurst and other police departments currently monitor sex offender registries. He noted that as of today, 100 sex offenders are registered in Hurst and noted area cities have adopted prohibited areas. Captain Bruner noted recent post cards sent to some residents prompting concerns and that the proposed ordinance provides remedies. In response to Council questions, Mr. Bruner reviewed the different types of restrictions placed by the state and that Hurst responds to a warrant about two or three times a year.

Councilmember Waldron moved to approve Ordinance 2601, first reading, amending Chapter 14 of the Hurst Code of Ordinances through the addition of Article V regulating sex offender residency. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

No: None

RESOLUTION(S)

4. Consider Resolution 1889 suspending the July 31, 2025 effective date of Oncor Electric Delivery Company LLC's application seeking to increase system-wide transmission and distribution rates

Assistant City Manager Clayton Fulton reviewed the proposed resolution suspending the July 31, 2025 effective date of Oncor Electric Delivery Company LLC's application seeking to increase system-wide transmission and distribution rates noting the request is for approximately 13% over current revenues. He reviewed coalition of cities Steering

Committee which the City is a member and that they are recommending suspending the rate of 90 days to allow review of the rate case with a goal to lower the rate increase. In response to Council questions, Mr. Fulton stated the requested rate would go into effect if the City took no action this evening.

Councilmember Brotherton moved to approve Resolution 1889 suspending the effective date of Oncor Electric Delivery Company LLC's Application seeking to increase system-wide transmission and distribution rates. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

OTHER BUSINESS

5. Consider authorizing the city manager to purchase Bryx Fire Station Alerting System

Fire Chief Brent Craft reviewed the request to purchase Bryx Fire Station Alerting System noting the request is for the \$280,000 budgeted amount, but staff anticipates a lower project cost upon completion due to anticipated modifications. He noted the system uses text to voice to alert fire stations and personnel over the radio and also sends the appropriate tones to stations, noting the goal is to reduce 911 call taker time. In response to Council questions, Chief Craft provided system capability and recent enhancements noting he believed the oldest system being utilized now was about 15 years old. He stated the annual maintenance fee is \$9,000 annually, which takes care of system upgrades and capability is in place to go on an enterprise system, but he is unsure how it would work.

Councilmember Meeks moved to authorize the city manager to purchase Bryx Fire Station Alerting System. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

6. Consider Appeal of Demolition Order regarding 916 Zelda Drive, Hurst, Texas 76053, and legal described as Glenn View Addition, Block 7, Lot 14

Mayor Wilson recognized Monica Chavez, 13766 Bandera Ranch Ct., Roanoke, Texas 76262 who indicated she was unprepared at the meeting when Council ordered the demolition and is requesting reconsideration and an opportunity to complete repairs advising of emotional and financial difficulties. Ms. Chavez reviewed a timeline of her actions to date, provided a project schedule requesting a 6 to 8-week extension, and indicated she has invested over \$100,000 so far in the project. Ms. Chavez stated she has a project manager and investor and that her broker is with her, as well as her contractor Alex.

Mayor Wilson recognized Building Official Tanya Wilson who provided a summary of the case reviewing a timeline from May 2024 when complaints were received, staff communication with Ms. Chavez, notifications and permit processes. Ms. Wilson noted Ms. Chavez was aware of code violations when she purchased the home, clarified this is a vacant

structure and that there was no contact with staff by the general contractor. Ms. Wilson provided pictures from June 24 and today.

In response to Council questions, Ms. Wilson stated the numerous visits to the home is above and beyond the typical process; that sheet rock had been installed prior to the week of July when permits were issued and it will need to be removed in that staff has no idea of the safety of the work because it is covered.

In response to Council questions, Ms. Chavez indicated that due to her divorce she took this on thinking she knew what she was doing but did not; she thought her contractor had boarded the structure, but had not; she is a real estate agent and her broker is now behind her and she has a new contractor. Ms. Chavez reviewed her timeline of activity on the project since purchase and noted the contractor was not communicating because she wanted to know what was going on and not have a middle man.

In response to City Attorney Matthew Boyle's questions, Ms. Chavez indicated she was responsible to keep the house secure; the house was purchased in June 2024; work could have been done in 8 weeks as is currently being requested but did not because she was interviewing planners; that she does recognize the dilemma she is placing on herself and the Council if she invests more time and money in the project and still doesn't complete it on time, but she did not have an option to fail; that she is one hundred percent certain she can complete the project within the schedule she provided this evening. She stated she realized that if she didn't complete as stated she will have given the Council no choice at that point.

In response to additional Council and City Manager questions, Ms. Chavez indicated she has not done pricing to sell the home, but estimates around \$245,000; that she could start work tomorrow; the project schedule does allow for inspection time; the schedule is for 6 to 8 weeks and she understood the Council will have no choice if not complete September 9, 2025 and no progress reports are completed.

As stated by the City Attorney, Mayor Pro Tem McKenzie moved to conditionally abate the City Council July 8, 2025, demolition order to September 9, 2025, subject to and conditioned upon the owner appearing at the August 12 and 26 Council meetings to provide progress reports to the Mayor and Council, and to appear on September 9, 2025 to provide a final completion report. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: Councilmember Waldron

7. Review of upcoming calendar items
8. City Council Reports - Items of Community Interest

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 TCC Government students in attendance.

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 to reconvene in Open Session at the conclusion of the Executive Session

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

ADJOURNMENT

The meeting was adjourned 7:37 p.m.

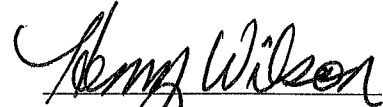
APPROVED this the 12th day of August 2025.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor