

**Minutes
Hurst City Council
Work Session
Tuesday, July 22, 2025**

On the 22nd day of July 2025, at 5:16 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
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 Saucedo	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Chris Connolly	)	Executive Director of Economic Development
Tanya Wilson	)	Building Official
Mark Bruner	)	Police Captain

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 5:16 p.m.

The work session items were discussed in the following order: IV, V, VIII (and Informational Mountain Terrace.) The remaining items were not discussed in work session.

II. Informational Items

- **Update and discussion of upcoming Calendar Items**
- **Update and discussion regarding 916 Zelda and 1016 Mountain Terrace** – Discussed under Item VIII.

III. Update and discussion of Regular Agenda Items

IV. Update and discussion of Agenda Item(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

Assistant City Manager Clayton Fulton briefed Council on the issuance noting the primary intent of the bonds is to backfill debt service capacity and noted financial advisors Hilltop looked at size of issuance and capacity to keep level with the debt service. Mr. Fulton introduced Hilltop Securities Managing Director Nick Bulaich and the City's Bond Counsel, Norton Rose Fulbright, L.L.P. Partner Robert Dransfield. The ordinance and a summary handout were provided of the issuance with the winning bid being Raymond James at 4.1%.

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

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

City Manager Clay Caruthers briefed Council on the added language to the proposed ordinance from previous discussions. Police Captain Mark Bruner reviewed different types of restrictions placed by the state and the notification process of a registrant. Council discussed application to existing registrants as the ordinance is proposed.

VI. Update and discussion of Agenda Item(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

VII. Update and discussion of Agenda Item(s) 5

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

VIII. Update and discussion of Agenda Item(s) 6

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

Building Official Tanya Wilson briefed Council on 1016 Mountain Terrace noting that most permits have been obtained, a dumpster placed on the property and a majority of the property cleaned. She stated the contractor indicates complete rehabilitation in 10 weeks.

Ms. Wilson briefed Council on the current status of 916 Zelda and provided a summary of the case reviewing a timeline from May 2024 to today, staff communication with Ms. Chavez, notifications and permit processes. Council discussed the appeal request, structure condition and time lines.

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


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 reconvened to open session at 6:25 p.m.


IX. ADJOURNMENT –The Work Session adjourned at 6:25 p.m.

APPROVED this the 12th day of August 2025.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor