

City Council Minutes
Tuesday, August 12, 2025

On the 12th day of August 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
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Brent Craft	)	Fire Chief
Kyle Gordon	)	Executive Director of Community Services
Michelle Lazo	)	Executive Director of Planning and Development
Chris Connolly	)	Executive Director of Economic Development
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.

PRESENTATION(S)

1. Presentation of City of Hurst flag flown at half-staff in memory of former Tarrant County Commissioner Gary Fickes

Mayor Wilson noted the family had a conflict and the flag would be presented another day.

2. Presentation of the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award

Assistant City Manager Clayton Fulton presented the Government Finance Officers Association (GFOA) Distinguished Budget Award, noting this year is the thirty-seventh consecutive year for the City to receive this achievement. He reviewed the criteria for the award and also noted the City received special recognition in two categories and thanked

Finance Staff for their hard work.

CONSENT AGENDA

3. Consider approval of the minutes for the July 22, 2025 and August 1, 2025 Council meetings
4. Consider Resolution 1890 ratifying the actions of the Hurst Community Services Development Corporation
5. Consider Resolution 1891 ratifying the actions of the Hurst Crime Control and Prevention District Board
6. Consider Ordinance 2601, second reading, amending Chapter 14 of the Hurst Code of Ordinance regarding sex offender residency

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

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

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

7. Conduct a Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2025 and ending September 30, 2026

Mayor Wilson announced the Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2025 and ending September 30, 2026

Assistant City Manager Clayton Fulton explained the FY 2025-2026 Crime Control and Prevention District (CCPD) Budget was approved earlier tonight by the CCPD Board of Directors and further explained City Council was required to hold a Public Hearing in accordance with law prior to adoption. Mr. Fulton explained the budget is supported by 0.5% sales tax levied within the City of Hurst and generates approximately \$5.8 million in revenue each year, and explained the existence of the anti-crime sales tax is a savings of 13 cents on the tax rate and \$312 savings for the average household. He stated the proposed budget includes pay plan for police personnel, Flock License Plate Reader Program, General Fund Support and the Eules Jail Contract which is shared with the General Fund. He stated the remaining supports Information Technology, Fleet and indirect costs.

There being no one to speak, Mayor Wilson closed the Public Hearing.

8. Consider Ordinance 2602, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2025 and ending September 30, 2026

Mayor Pro Tem McKenzie moved to adopt Ordinance 2602, first reading, adopting the

Crime Control and Prevention District budget for fiscal year beginning October 1, 2025 and ending September 30, 2026. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

9. Conduct a Public Hearing to consider the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026

Mayor Wilson announced the public hearing to consider the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026 and recognized Assistant City Manager Clayton Fulton who reviewed the proposed budget based on Council's Strategic Priorities and The Hurst Way. He noted the yearly cycle of the budget preparation beginning with the citizen survey, town hall and Council workshop before the public hearing. Mr. Fulton stated the total operating budget is \$88 million, roughly 94% being the General Fund, Enterprise Fund and two half cent sales tax funds. And, this is funded by approximately 24% property tax, 36% charges for services, 26% sales and use tax and the remaining is other revenue. Mr. Fulton reviewed budget philosophy based on priority-based management and reviewed scoring methods to determine programs being offered throughout the year. Budget highlights in the major funds included \$3.26 million net increase, or 4.07%. He reviewed increase cost factors including healthcare costs being the largest cost, COLA and market wage and benefit adjustments for (sworn) personnel, contracts, goods and services inflations, COLA and market wage and benefits (non-sworn), utilities and others for a total increase of \$4,394,757. Mr. Fulton also noted \$1,132,404 of total reductions including staffing adjustments, personnel contingencies, contracted services, and others. In the proposed General Fund Budget, a balanced proposed budget with total revenue and expenditures of \$46,480,112 is proposed with an increase of 4.15% over the fiscal year 25 budget. The proposed tax rate is \$0.611882 with maintenance and operation being \$0.528626 providing funds for operations, and interest and sinking being \$0.083256 providing funds for debt service obligation, for a total tax rate increase of 3.48%. City Manager Caruthers noted the maintenance and operations tax rate pays public safety in full and the remaining items are funded through other sources than property tax. Mr. Fulton reviewed General Fund sources and uses and provided a ten year look back at inflation, area cities proposed, and current rate, noting Hurst is basically in the middle and that an average daily property tax for an average citizen is \$4.03 for public safety, senior services, streets, library, parks, and administrative support. Mr. Fulton reviewed the Debt Service Fund of \$3,377,282 which is tax supported debt service supported by an interest and sinking rate of \$0.083256 per 100 tax appraisal value and 13.61% of the tax rate is dedicated to debt service. He next reviewed the Enterprise Fund revenues of \$26,334,435 and operating budget of \$26,202,465. He stated staff is proposing a modest 2% increase in water / wastewater rates, mainly a wholesale cost pass through. Mr. Fulton noted that for one gallon of water purchased at a store it is approximately \$1.29 or about \$0.01 per ounce while a water bill of \$61.70 for 7,000 gallons of city water is less than \$0.01 per gallon. Mr. Fulton reviewed the half-cent funds and other funds noting each of the half-cent funds provide approximately 13 cents savings to the property tax.

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

10. Conduct a Public Hearing to consider the tax rate for the City's 2025-2026 Fiscal Year Budget

Mayor Wilson announced the public hearing to consider the tax rate for the City's 2025-2026 Fiscal Year Budget and recognized Assistant City Manager Clayton Fulton who reviewed the Truth in Taxation calculation noting the No New Revenue Rate (NNR) and Voter Approval Rate (VAR). He noted staff received information late in the process on Friday and that made a minor adjustment to rate of \$0.059278 NNR and \$0.0611913 VAR, but staff is still recommending the \$0.0611882 rate.

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

11. Consider Ordinance 2603 (a), first reading, adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026

City Manager Caruthers noted the budget is being presented as discussed in the presentation and work session with the one addition as discussed by Council to add the personnel count for public safety sworn personnel under Chapter 143 of Statute.

Mayor Pro Tem McKenzie moved to approve Ordinance 2603(a), first reading, adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: Councilmember Cobern

Councilmember Cobern noted her vote of no on the budget and tax rate due to her work with 6Stones and seeing people with financial burdens and the increase in the number of people they see.

12. Consider Ordinance 2603 (b), first reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2025-2026 Budget

Mayor Pro Tem McKenzie moved in compliance with the Local Government Code, adoption of Ordinance 2603 (b) will ratify the property Tax Revenue Increase in the Fiscal Year 2025-2026 Budget. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: Councilmember Cobern

13. Consider Ordinance 2604, first reading, setting the tax rate for the 2025 tax year

Mayor Pro Tem McKenzie moved "I move that the property tax rate be increased by the adoption of a tax rate of 0.611882 which is effectively a 3.35 percent increase in the tax rate.". Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: Councilmember Cobern

14. Consider Ordinance 2605, first reading, adopting water and wastewater rates for Fiscal Year 2025-2026

Councilmember Waldron moved to approve Ordinance 2605, first reading, including the proposed Water and Wastewater rates effective October 1, 2025, to be included in all city utility bills processed on, or after, November 1, 2025. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

No: None

City Attorney Matthew Boyle advised a reconsideration of Agenda Item 13 to include an alternative motion.

Mayor Pro Tem McKenzie moved "I move that the property tax rate be increased by the adoption of a tax rate of 0.611882 which is effectively a 3.34 percent increase in the tax rate.". Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: Councilmember Cobern

PUBLIC HEARING(S) AND RELATED ITEM(S)

15. 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 (Tabled from the July 8, 2025 City Council meeting)

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 recognized Executive Director of Planning and Development Michelle Lazo who reviewed the case for Wing Drone Delivery. Ms. Lazo stated they had a temporary allowance for a year and now they are requesting a permanent site plan adding an autoloader. She stated Walmart has agreed to fix the screening fence near Harwood and to replace eight (8) dead trees.

Mayor Wilson recognized Walmart Representative Deborah Meek, 11317 Dalron Drive, Dallas, Kimly Horn Civil Engineer Carolyn Cook, 6160 Warren Parkway, Frisco, and Kendal Prosack, 9355 W. Elliot Drive, Frisco who reviewed the proposed site and planned operations.

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

In response to Council questions, applicants advised there is no parking adjacent to the autoloader, there are currently three autoloaders operating and they have had no incidents. The packages can be disbursed by the pod or by autoloader, delivery distance is currently

about 3.5 miles with the capacity for six miles out and back. They believe online orders have increased and they are approved up to 400 maximum a day at this site. Wing personnel maintains the aircraft every day and they work in tandem with the Walmart employees.

Councilmember Mayor Pro Tem McKenzie moved to approve Ordinance 2599, first reading, Wing Drone Delivery. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

No: None

16. Conduct a Public Hearing and consider Ordinance 2606, first reading, Z-2025-00004 a zoning change from GB-PD to OC-PD for Lot 1, Block 1 Cutler Addition, being 2.70 acres located at 825 Airport Freeway

Mayor Wilson announced the public hearing to consider Ordinance 2606, first reading, Z-2025-00004 a zoning change from GB-PD to OC-PD for Lot 1, Block 1 Cutler Addition, being 2.70 acres located at 825 Airport Freeway and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case noting the applicant is proposing to change the zoning to Outdoor Commercial Planned Development. She stated the applicant submitted a concept plan to allow three-story climate controlled self-storage and three single-story storage buildings. Ms. Lazo reviewed shared access with Outback and Highway 183. She stated this is just a zoning change.

Mayor Wilson recognized the following individual in favor: Michael Zizik, 14951 N. Dallas Parkway, Dallas who stated he prepared the proposed site and noted full fire radius coverage and that as noted, if the concept moves forward it will go before the Planning and Zoning Commission and City Council.

Mayor Wilson recognized the following individual against: Wes Hoblit, 777 Main Street Fort Worth, representing the owner of the Outback to the east and provided a handout of access images for the site, restaurant locations and sales tax information and noted concerns regarding elevations for the area residences, access points and difficulty turning from the freeway causing disruption for their services, and the belief there should be retail or restaurants next to their property to encourage more traffic for their business.

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

In response to Council questions, Ms. Lazo reviewed what uses were included in the proposed zoning change to OC-PD.

Mayor Pro Tem McKenzie moved to deny Ordinance 2606, first reading, Cutler Crossing. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

No: None

17. Conduct a Public Hearing and consider Ordinance 2607, first reading, Z-2025-00005 a zoning change with a site plan from GB-PD (General Business Planned Development) to

AL-PD (Assisted Living Planned Development) for Lot 4R, Block 1 Classic Concepts Addition, being .91 acre located at 458 Mid Cities Boulevard

Mayor Wilson announced a public hearing to consider Ordinance 2607, first reading, Z-2025-00005 a zoning change with a site plan from GB-PD (General Business Planned Development) to AL-PD (Assisted Living Planned Development) for Lot 4R, Block 1 Classic Concepts Addition, being .91 acre located at 458 Mid Cities Boulevard and recognized Executive Director of Planning and Development Michelle Lazo who noted this is an existing structure that was formally a dentist office. She stated the applicant is requesting the site plan for an Assisted Living Planned Development. She stated it is a boutique type Assisted Living with 13 Suites, a dining area, movie theatre and common areas. Ms. Lazo reviewed the proposed floor plan and stated the building elevation will stay the same.

Mayor Wilson recognized Clay Christy, Clay Moore Engineering who stated there is very little change of use, more of an interior remodel and bringing up to code. He did note in the back area they plan to create a patio space in a fenced in area.

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

In response to Council questions, Applicant Nick Pazarentzos, 3000 Brush Creek, Flower Mound, stated parking will be in the back and stated services are a typical assisted living with more activity, but they have some things taken care for them. There is one person per suite and they all have a personal bathroom. He stated there is no kitchen in the living suite, only the dining area. He stated they have no other facilities at this time and that he has been in senior care for several years and has a fire/paramedic background.

Councilmember Cobern moved to approve Ordinance 2607, first reading, Bella Vie Assisted Living. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

PLAT(S)

18. Consider P-2025-00001 Shady Oaks Addition, a replat of Lot 28 to Lots 28R1 and 28R2, Block 6 Shady Oaks Addition, being 1.234 acres located at 1245 Karla Drive

Mayor Wilson recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed replat to divide the property into two lots noting currently there are two buildings on one lot and reviewed the access easement.

Councilmember Waldron moved to approve P-2025-00001 Shady Oaks Addition. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

19. Consider P-2025-00002 Heritage Village Addition, a replat of Lot 2R to Lots 2R-1 and 2R-2, Block 1 Heritage Village Addition, being .880 acres located at 705 Heritage Circle

Mayor Wilson recognized Executive Director of Planning and Development Michelle Lazo who reviewed the city application for replat to convey lot 2R-1 to HTEaO with a city vision to develop outdoor pickleball or some type of activity on the other lot.

Councilmember Miller moved to approve P-2025-00002 Heritage Village Addition. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

OTHER BUSINESS

20. Consider authorizing the city manager to enter into a contract with Stealth/Symetra to provide stop-loss insurance for the City's medical and prescription drug plans for eligible full-time employees, retirees, and dependents effective 10/1/2025 through 9/30/2026

Mayor Wilson recognized Executive Director of Human Resources Stephanie Jenkins who reviewed the proposed contract for stop-loss insurance noting Stealth/Symetra is recommended by the City's benefit consultant HUB after review of best and final offers. Ms. Jenkins reviewed the proposed coverage noting no laser for top claimants.

Councilmember Waldron moved to authorize the city manager to enter into a contract with Stealth/Symetra to provide stop-loss insurance for the City's medical and prescription drug plans for eligible full-time employees, retirees, and dependents effective 10/1/2025 through 9/30/2026. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

No: None

21. Consider report and the conditional abatement of City Council's July 8, 2025 Order regarding 916 Zelda, Hurst, TX 76053, and legally described as Glenn View Addition, Block 7 Lot 14

Mayor Wilson recognized Building Official Tanya Wilson who provided an update of construction progress based on Ms. Chavez' timeline provided at the last meeting. Ms. Wilson noted progress on the project with a few delays in the timeline but overall staying somewhat on the estimated timeline. She noted a complaint received from an area resident regarding contractor parking and trash, but Ms. Chavez was notified of the complaint and they haven't had one since. Mayor Wilson recognized Monice Chavez, 13766 Bandera Ranch Ct., Roanoke, Texas 76262 who provided pictures of the progress the project including framing and plumbing work and noted the electrical should be done next Wednesday or Thursday so drywall can be installed. In response to Council questions, Ms. Chavez stated she is still confident in her September deadline.

No action was taken.

22. Consider authorizing the city manager to fund the SCADA and Radio Tower/City Hall grant projects

Mayor Wilson recognized Fire Chief Brent Craft who reviewed the proposed projects and grant funding for the SCADA and Radio Tower/City Hall noting the project includes replacing an aging generator at SCADA and installing a weatherproof transfer switch cam lock box, as well as two additional cam lock boxes at the Radio Tower and City Hall. He reviewed the original grant awards noting the delay in the approval process and price increases. He stated the original grants were \$27,000 each and the request for funding is for a not to exceed of \$50,000 for SCADA and \$40,000 for the Radio Tower/City Hall project. He stated the equipment purchases and contractor will be selected through City purchasing policies and procedures.

Councilmember Brotherton moved to authorize the city manager to fund the SCADA and Radio Tower/City Hall grant projects in an amount not to exceed \$90,000. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

23. Board, Commission, and Committee Minutes
- Library and Cultural Enrichment Board
 - Parks and Recreation Board
24. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the Future Events Calendar.
25. City Council Reports - Items of Community Interest – Mayor Pro Tem McKenzie noted the recent 60th anniversary of Tarrant County College and the proclamation he presented on behalf of Mayor Wilson. He also advised that at the event they provided a statistic that 1 in every 28 residents in the County is a TCC student and that his father opened the campus in Hurst.

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 Joshua Hendrickson, 9031 Cedar Ridge, Lantana, Texas who noted that Cheryl Bean, running for House District 94 announced she is donating Ten Commandment plaques to all the schools in Hurst.

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 551.071 Consultation with and legal advice with the city attorney regarding pending initiative and Section 551.074 Personnel – City Manager 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

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

ADJOURNMENT

The meeting was adjourned at 7:59 p.m.

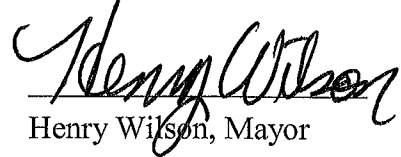
APPROVED this the 26th day of August 2025.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor