

**Minutes
Hurst City Council
Work Session
Tuesday, August 12, 2025**

On the 12th day of August 2025, at 4:00 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
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:

I. Call to Order - The meeting was called to order at 4:00 p.m.

The work session items were discussed in the following order: II, IX, X, XI, XIII, II, IV, V, VII, VI and VIII. The remaining items were not discussed in work session.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – Staff noted a Special City Council meeting Monday, August 18, 2025 at 4:00 p.m. regarding the Chapter 174 initiative petition.
- **Update and discussion regarding 916 Zelda and 1016 Mountain Terrace** – Assistant City Manager Malaika Farmer provided an update on 1016 Mountain Terrace noting cleanup work is continuing. Mayor Wilson noted Council could decide to remove the demolition order after the 30-day period to see continued progress.

III. Update and discussion of Regular Agenda Items

IV. Update and discussion of Agenda Item(s) 4, 5 and 6

Consider Resolution 1890 ratifying the actions of the Hurst Community Services Development Corporation

Consider Resolution 1891 ratifying the actions of the Hurst Crime Control and Prevention District Board

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

City Manager Clay Caruthers confirmed with the City Attorney the proposed ordinance included the 500' additional loitering language and that the residency requirement did not allow someone to move back to their residence after release from prison.

V. Update and discussion of Agenda Item(s) 7, 8, 9, 10, 11, 12, 13 and 14

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

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

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

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

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

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

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

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

Assistant City Manager Clayton Fulton briefed Council on the proposed budget/tax items providing a handout of the updated truth in taxation calculation noting last minute changes from the Tarrant Appraisal District on Friday. He stated staff is not recommending any changes other than the proposed rate discussed at the budget work session and noted specific language in the ordinance. City Manager Caruthers noted the budget ordinance includes language of the number of positions authorized in the budget and Mr. Fulton noted the storm drainage utility fee would include an approximate .50 cents a month increase.

VI. Update and discussion of Agenda 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)

Executive Director of Planning and Development Michelle Lazo briefed Council on 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 and removing nine parking spaces. She stated Walmart has agreed to fix the screening fence near Harwood and to replace eight (8) dead trees.

VII. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting the applicant is proposing to change the zoning to Outdoor Commercial Planned Development. She stated a concept plan was submitted 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 the zoning change allows a variety of items in this category.

VIII. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting this is an existing structure and 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.

IX. Update and discussion of Agenda Item(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

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

X. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on 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.

XI. Update and discussion of Agenda Item(s) 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

Executive Director of Human Resources Stephanie Jenkins briefed Council on the proposed contract for stop-loss insurance noting Stealth/Symetra is being recommended by the City's benefit consultant HUB after review of best and final offers. Ms. Jenkins reviewed the 14.6% increase for the proposed coverage noting no laser for top claimants.

XII. Update and discussion of Agenda Item(s) 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

XIII. Update and discussion of Agenda Item(s) 22

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

City Manager Caruthers briefed Council on the proposed grant projects noting the delay in the grant process and higher costs.

Mayor Wilson recessed the meeting at 4:19 p.m. and reconvened the meeting 4:47 p.m. Mayor Pro Tem McKenzie arrived at 4:47 p.m.

In continuation of discussion on work session item XIII, and response to Council questions, Fire Chief Craft provided additional information on the grants and costs increases noting the project originally started in 2020 and noted numerous delays in the grant process and higher costs. He stated the total requested amount for the city is a not to exceed cost of \$90,000.

Mayor Wilson recessed the meeting at 4:55 p.m. and reconvened at 5:07 p.m.

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

As stated by the City Attorney, Mayor Wilson recessed the meeting to Executive Session at 5:07 p.m. pursuant to 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 reconvened Open Session at 5:40 p.m.


XIV. ADJOURNMENT –The Work Session adjourned at 6:17 p.m.

APPROVED this the 26th day of August 2025.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor