

City Council Minutes
Tuesday, September 9, 2025

On the 9th day of September 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
Gary N. Waldron)	
Jimmy Meeks)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
Alex Crowley	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Tanya Wilson	)	Building Official

With the following Councilmember absent: John Miller, 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 presented the flag flown at half-staff in memory of former Tarrant County Commissioner Gary Fickes to his son Corey Fickes and family. Corey expressed appreciation to the Council and Staff for their support during the services and through the many years his father was active in the community.

CONSENT AGENDA

2. Consider approval of the minutes for the August 26, 2025 Council meetings

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

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

PUBLIC HEARING(S) AND RELATED ITEMS

3. Conduct a Public Hearing and Consider Ordinance 2608, first reading, Z-2025-00003 Hurst Business Park, a zoning change from MH to OC-PD with a site plan for Tract 4C Gulaver Wilson Survey A 1626, being .80 acre located at 708 W Hurst Boulevard

Mayor Wilson announced the public hearing to consider Ordinance 2608, first reading, Z-2025-00003 Hurst Business Park, a zoning change from MH to OC-PD with a site plan for Tract 4C Gulaver Wilson Survey A 1626, being .80 acre located at 708 W Hurst Boulevard and recognized Executive Director of Planning and Development Michelle Lazo. Ms. Lazo reviewed the proposed case noting the applicant is requesting the zoning change to develop an office warehouse business park. She stated the access will stay the same and reviewed the site plan, signage and landscaping. Ms. Lazo stated the applicant will install a six (6) foot masonry screening wall and landscape buffer adjacent to the residential property line.

Mayor Wilson recognized applicant Stephen Rivers, 1101 Brae Ct., Forth Worth who stated he would answer any questions.

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

In response to Council questions, Mr. Rivers stated he did not expect heavy uses for the rolling bay doors. That tenants range from blue collar, electrical, plumbers to architects.

Councilmember Cobern moved to approve Ordinance 2608, first reading, Hurst Business Park. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

No: None

RESOLUTION(S)

4. Consider Resolution 1895 approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing

Assistant City Manager Clayton Fulton reviewed the negotiated settlement noting the City's participation with 181 other cities in the Mid-Texas Cities Steering Committee and the Rate Review Mechanism utilized for the rate review process. Mr. Fulton noted the original Atmos submittal of \$245.2 million and that through the review process and several meetings the parties have agreed to settle the case at \$205.6 million. He stated the impact of the settlement on average for residential rates is an increase of \$7.83 on a monthly basis and commercial is \$25.73. Mr. Fulton noted the handout provided by Atmos for service in Hurst that 75% of the city is served by Atmos. Mayor Wilson recognized Atmos representative Leigh Ferguson who stated the information sheet provided shows Atmos is committed to updating its system and they are replacing older pipes and increasing size of pipes. She stated to do this they have to put money into the system.

Councilmember Brotherton moved to adopt Resolution 1895 approving the negotiated

settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

OTHER BUSINESS

5. 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, showing pictures of the work performed and noted Ms. Chavez has reached her deadline, a final inspection was requested and she should be able to request a final inspection this week or next week and final out.

Councilmember Waldron moved to revoke the condemnation order. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

6. Consider rescinding of the June 24, 2025, Order regarding 1016 Mountain Terrace, Hurst, TX 76053, and legally described as Woodland Park Twnhms Addition, Block 1 Lot 67 & Part of CE

Mayor Wilson recognized Building Official Tanya Wilson who provided an update of construction progress noting the contractor has come into a few dilemmas including termites, sewer repairs, and updating the electrical among other items. Ms. Wilson stated the contractor is maintaining the property and they have had no complaints since he purchased the property. Mayor Wilson recognized contractor John DeAngelo, 9517 Moss Ridge Drive, Dallas who stated he should be able to complete the project in November or first of December. Mayor Wilson stated the Council knows he is advancing and has run into problems. That they will not force condemnation at this time, but request he report back to the Council every two weeks.

7. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the Future Events Calendar.
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 Cheryl Bean, 405 Forest River Circle, Fort Worth, Texas who

stated she was running for House District 94 and provided her background information.

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

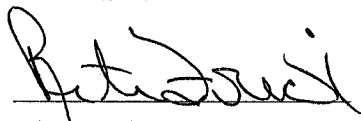
9. Take any and all action necessary ensuing from Executive Session – No Action was taken.

ADJOURNMENT

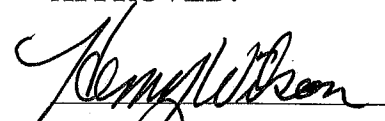
The meeting was adjourned at 6:58 p.m.

APPROVED this the 23rd day of September 2025.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor