

City Council Minutes
Tuesday, November 11, 2025

On the 11th day of November 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)	
John Miller)	
Jimmy Meeks)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Robert Saucedo	)	Executive Director of Public Works
Kyle Gordon	)	Executive Director of Community Services
Brent Craft	)	Fire Chief
Michelle Lazo	)	Executive Director of Planning and Development
Billy Keadle	)	Acting Police Chief
Tanya Wilson	)	Building Official

With the following Councilmember absent: Trasa Cobern, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m. and Councilmember Gary N. Waldron gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

PERSON(S) TO BE HEARD

CONSENT AGENDA

1. Consider approval of the minutes for the October 14, 2025 Council meetings
2. Consider Ordinance 2610, second reading, amending Chapter 13, Municipal Court by amending and replacing sections relevant to the assessment and collection of reimbursement fees and court costs
3. Consider authorizing the city manager to enter into an annual purchase agreement with HAG Trucking to purchase topsoil, cushion sand, and miscellaneous aggregate
4. Consider approval of an interlocal agreement with Tarrant County for re-striping around NE Mall

5. Consider authorizing the city manager to enter into a contract renewal with Placer AI Software
6. Consider authorizing the city manager to enter into an agreement with Bandwango, Inc. for a digital platform connecting businesses to visitors of Hurst

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

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

No: None

PUBLIC HEARING(S) AND RELATED ORDINANCE(S)

7. Conduct a Public Hearing and consider Ordinance 2611, first reading, to consider Z-2025-00008, Hurst 500 Townhomes, a zoning change with a concept plan from GB (General Business) to GB-PD (General Business Planned Development) for Tract 1 Isham Wallace Survey A 1677, being 10.11 acres located at 500 W. Hurst Boulevard

Mayor Wilson announced the public hearing to consider Ordinance 2611, first reading, to consider Z-2025-00008, Hurst 500 Townhomes, a zoning change with a concept plan from GB (General Business) to GB-PD (General Business Planned Development) for Tract 1 Isham Wallace Survey A 1677, being 10.11 acres located at 500 W. Hurst Boulevard and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the case. Ms. Lazo stated the site is a little over ten acres and currently zoned GB. She noted the challenge to develop the lot due to the large flood plain and the request for GB-PD allows for more density. She stated this is just the zoning case and the applicant would have to provide a site plan if approved that will show more details. Ms. Lazo stated the concept plan is for a townhome subdivision with 97 rental units.

Mayor Wilson recognized applicant Shane Seabolt, 2113 Newport Drive, Flower Mound who reviewed Republic Property Group and their development services. He showed concept renderings and other projects the company has developed. He noted proposed gated access to Arthur Drive and their efforts to work with area residents regarding traffic concerns.

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

In response to Councilmembers questions, Mr. Seabolt stated he had not been to the site area during the specific hours questioned, but he would be happy to look at a traffic analysis. Mayor Wilson noted this is only a zoning request.

Councilmember Miller moved to approve Ordinance 2611, first reading, Hurst 500 Townhomes. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

8. Conduct a Public Hearing and consider Ordinance 2612, first reading, Z-2025-00006, Amye Insurance, a zoning change with a site plan from GB (General Business) to GB-PD (General Business Planned Development) for Lot 10A, Block A Norwood Addition, being .56 acre located at 125 Norwood Drive

Mayor Wilson announced a public hearing to consider Ordinance 2612, first reading, Z-2025-00006, Amye Insurance, a zoning change with a site plan from GB (General Business) to GB-PD (General Business Planned Development) for Lot 10A, Block A Norwood Addition, being .56 acre located at 125 Norwood Drive and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo noted the site is currently zoned GB and the current owner has an insurance agency. She reviewed the landscaping, floor plan and elevations of the property. She stated the owner is here to answer any questions.

Mayor Wilson recognized applicant Erick Carter, 349 Blue Crow Lane, Haslet who also reviewed the proposed plans noting the numerous trees on the lot and that he currently has the home down to the studs for the remodel.

Mayor Wilson recognized Georgina Butcher, 109 Charlene Drive, who stated her property is to the south of the remodel. She stated she spoke her concerns at the Planning and Zoning Commission meeting of typical traffic and noise. She stated she is also asking that they remain mindful of any outdoor lighting next to the residents of the property owners.

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

In response to Councilmember questions, Mr. Carter noted flood lights dusk to dawn on a typical residential home. He also noted their work hours of 8:00 am – 5:00 pm and that they are mainly an online business.

Councilmember Waldron moved to approve Ordinance 2612, first reading, Amye Insurance. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

Agenda Item 9 was heard after the Consent Agenda.

PLAT(S)

9. Consider P-2025-00004 Lonesome Dove Estates Phase 4, a replat of Lot OS-42, Block B Adkins Park and Lots 2-8, Block 1 Lonesome Dove Estates First Filing to Lots 2R-8R, Block 1 and Lot OS-42R, Block B Adkins Park Addition, being 8.886 acres located at 704-728 Lonesome Dove Trail

Mayor Wilson recognized applicant John Pitstick, 700 W. Harwood Road, Hurst, representing the developers for Adkins Park. He explained some owners in Lonesome Dove Estates had fenced in a portion of the land in the Adkins Park Development and that as part of their agreement with the owners they are deeding that small portion to the Lonesome Dove Trail homeowners.

Councilmember Brotherton moved to approve P-2025-00004 Lonesome Dove Addition, Phase 4 First Filing. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

ORDINANCE(S)

10. Consider Ordinance 2613, first reading, providing for increased prior and current service annuities under the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst, at 30% of the percentage change in CPI for All Urban Consumers, and establishing an effective date of January 1, 2026

Mayor Wilson recognized Executive Director of Human Resources Stephanie Jenkins who reviewed the proposed ordinance noting the cost of living adjustment for retirees. She reviewed the various options and noted this is a one-time non-repeating 30% of CPI adjustment and that funding is included in the current budget. Ms. Jenkins also noted Hurst participates in Social Security and that this is not an impact for the fiscal year budget 2026.

Councilmember Waldron moved to approve Ordinance 2613, first reading, providing for increased prior and current service annuities under the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst, at 30% of the percentage change in CPI for All Urban Consumers, and establishing an effective date of January 1, 2026. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

11. Consider Ordinance 2614, first reading, amending Chapter 3, Alcoholic Beverages by amending and deleting sections relating to permitting and fees

Mayor Wilson recognized City Secretary Rita Frick who reviewed the proposed Ordinance amending Chapter 3, Alcoholic Beverages by amending and deleting sections relating to permitting and fees noting recent passage of Senate Bill 1008 during the 89th Legislative Session. She noted the bill prohibits collection of a fee if the premise is a food service establishment that has already paid a fee to operate. Ms. Frick stated staff will still process the Texas Alcoholic Beverage permit or renewal, but will not issue a permit. She stated all other regulations remain in effect. City Manager Clay Caruthers noted the City is unable to collect the fee, but still has to subsidize due to the process.

Mayor Pro Tem McKenzie moved to approve Ordinance 2614, first reading, amending Chapter 3, Alcoholic Beverages. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

RESOLUTION(S)

12. Consider Resolution 1898 continuing support and participation in the Community Powered Revitalization Program and agreeing to expenditures allowed under the Texas Local Government Code Chapter 380 for the promotion of economic development

Mayor Pro Tem McKenzie recused himself from this item, due to being on the Board of 6Stones, and left the Chamber.

Mayor Wilson recognized 6Stones CPR Representative Lance Lamparter who provided a presentation noting 215 homes have been completed since the program began and reviewed the impact to the community through the numerous volunteer hours. He thanked the numerous sponsors noting \$83,096 total value.

City Manager Caruthers noted tonight's request for \$25,000 fixed, plus \$25,000 based on projects completed. He stated this is truly a program that directly helps Hurst residents keep property vibrant in the community. He encouraged residents to let the City know if they are aware of someone who could benefit.

Councilmember Miller moved to approve Resolution 1898 supporting the Community Powered Revitalization Program and authorizing the city manager to make payments to 6Stones as allowed under the Texas Local Government Code Chapter 380, based on projects completed, in an amount to exceed \$25,000, and a one-time lump sum payment of \$25,000 to support CPR staff. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

Ayes: Councilmembers Brotherton, Waldron, Miller and Meeks

No: None

Mayor and Council expressed their appreciation for the program.

Mayor Pro Tem McKenzie returned to the Chamber.

OTHER BUSINESS

13. Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 1129 Desiree Lane, Hurst, Texas 76053, and legally described as Richland Oaks Subdivision, Block P, Lot 12

Mayor Wilson recognized Building Official Tanya Wilson who reviewed the request to order a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 1129 Desiree Lane, Hurst, Texas 76053, and legally described as Richland Oaks Subdivision, Block P, Lot 12. Ms. Wilson showed pictures of the property before and after City maintenance. Ms. Wilson stated the City has maintained the property since March 2024 noting staff repeatedly has to board the property due to break-ins at the vacant property. She stated the owner is deceased and they have not been able to locate any kin.

Councilmember Brotherton moved to set a public hearing for December 9, 2025 to consider ordering the repair, removal, or demolition of all improvements at 1129 Desiree Lane, Hurst,

Texas 76053 due to nuisances and life safety issues on the property. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

14. Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements located at 1324 W Redbud Drive, Hurst, TX 76053, and legally described as Hurst Hills Addition, Block 13 Lot 7

Mayor Wilson recognized Building Official Tanya Wilson who reviewed the request to order a public hearing to decide whether to order the repair, removal, or demolition of all improvements located at 1324 W Redbud Drive, Hurst, TX 76053, and legally described as Hurst Hills Addition, Block 13 Lot 7. Ms. Wilson showed pictures of the property noting a fire caused the integrity of the structure to be compromised. She stated the owner is deceased and they have not had any communication with the next of kin since May 2024.

Councilmember Miller moved to set a public hearing for December 9, 2025 to consider ordering the repair, removal, or demolition of all improvements at 1324 W. Redbud Drive, Hurst, Texas 76053 due to nuisances and life safety issues on the property. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

No: None

15. Consider ratifying the city manager's authorization for emergency erosion repairs at Charles Court

Mayor Wilson recognized Assistant City Manager Clayton Fulton who reviewed the proposed item to ratify the emergency repair of storm drainage infrastructure for the concrete flume and 60" storm drainage line on portions of backyards on Charles Court. He noted that if left unaddressed it would be worse for repairs in the future. Mr. Fulton stated the repairs will not exceed \$126,000 for placement of gabion baskets.

Councilmember Miller moved to ratify the city manager's emergency repairs not to exceed \$126,000 with Humphrey & Morton Construction for erosion repairs. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

No: None

16. Consider authorizing the city manager to purchase a replacement Vac Truck from Kinloch Equipment & Supply, Inc.

Mayor Wilson recognized Assistant City Manager Clayton Fulton who noted the City currently operates two (2) vac trucks to support the water and waste water maintenance and operations. He stated the secondary truck is up for replacement and staff has found one that could be delivered in the current budget. Mr. Fulton reviewed funding availability. Mayor Pro Tem McKenzie thanked staff for provided detail usage information explaining how the

equipment is used.

Mayor Pro Tem McKenzie moved to authorize the city manager to purchase a replacement Vac Truck from Kinloch Equipment & Supply, Inc for \$556,165.03. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

17. Review of upcoming calendar items – City Manager Caruthers reviewed the Future Events Calendar in the packet. Assistant City Manager Clayton Fulton provided an update on the status of the electronic meters noting about 75% are in the ground and depending upon weather could be completed by the end of the year or first of the year.
18. City Council Reports - Items of Community Interest – Mayor Wilson and Councilmember Meeks noted the annual Veterans Day Event at the Senior Center and the opportunity they had to meet a 99 year old Veteran from WW II.

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 noted due to state law, Council could not respond, but that individuals could stay after the meeting and discuss their item with the City Manager.

Mayor Wilson recognized Mark Hindman, 7605 Acorn Drive, North Richland Hills, who thanked the Council for supporting Christmas Providers and presented a certificate thanking Hurst for their contribution. Mr. Hindman noted the community need to help provide Christmas by adopting families and giving food and gifts. He provided dates for the upcoming events noting their website Christmasproviders.org for more information.

Mayor Wilson recognized the following individuals who expressed concern regarding their recent water bill and communication with the utility billing: Candice Swanson, 2600 Brookridge Drive; Brian Raynsford, 237 Billy Creek Drive; and Tim Rutledge, 213 Billy Creek.

Mayor Wilson recognized City of Bedford Mayor Pro Tem Nichelle Dawkins who was present for the HEB Leadership Class.

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, Police and Fire operations, 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 551.074, Personnel - (Evaluation of City Council Appointees) and to reconvene in Open Session at the conclusion of the Executive Session

19. Take any and all action necessary ensuing from Executive Session

As stated by the Mayor, Councilmember Miller moved to approve Resolutions 1900, 1901 and 1902 for the City Manager, City Attorney and City Judge employment agreements. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

APPROVED this the 24th day of November 2025.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor