

City Council Minutes
Tuesday, December 9, 2025

On the 9th day of December 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)	
Trasa Cobern)	
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
Michelle Lazo	)	Executive Director of Planning and Development
Billy Keadle	)	Acting Police Chief
Tanya Wilson	)	Building Official

With the following Councilmembers 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 Gary N. Waldron gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

CONSENT AGENDA

1. Consider approval of the minutes for the November 24, 2025 Council meeting
2. Consider authorizing the city manager to enter into an Interlocal Agreement with Tarrant County for the 2026 Street Overlay Program
3. Consider authorizing the city manager to proceed with the Pavement Repair Project at Heritage Village

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

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

PUBLIC HEARING(S) AND RELATED ORDINANCE(S)

4. Conduct a Public Hearing and consider Ordinance 2615, first reading, to consider SUP-2025-00009 Castle Liquor a special use permit for Packaged Alcohol Sales on a portion of Lot 2, Block 1 Fanning Business Park Addition being .95 acre located at 1222 W. Hurst Boulevard

Mayor Wilson announced the public hearing to consider Ordinance 2615, first reading, to consider SUP-2025-00009 Castle Liquor a special use permit for Packaged Alcohol Sales on a portion of Lot 2, Block 1 Fanning Business Park Addition being .95 acre located at 1222 W. Hurst Boulevard and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the case for package alcohol sales. She noted the site is in the Fanning Business Park and was approximately 1100 square feet in suite 400. Ms. Lazo reviewed the floor plan, front elevation, hours of operation mandated by the State and signage.

Mayor Wilson recognized Swades Gautam, 3701 Paradise Oaks, Euless, Texas 76040 representing the owner. Mr. Gautam noted Mr. Patel had a family emergency and that he is here seeking approval for his request.

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

Councilmember Miller moved to approve Ordinance 2615, first reading, a Special Use Permit Castle Liquor. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: Councilmember Meeks

5. Conduct a Public Hearing and consider Ordinance 2616, first reading, to consider SITE-2025-00011 Gregg Retail, a site plan revision for signage only on Lot 8, Block 1 Old Towne Square Addition, being 1.56 acres located at 725 Airport Freeway

Mayor Wilson announced the public hearing to consider Ordinance 2616, first reading, to consider SITE-2025-00011 Gregg Retail, a site plan revision for signage only on Lot 8, Block 1 Old Towne Square Addition, being 1.56 acres located at 725 Airport Freeway and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the case. Ms. Lazo noted this is a site plan for signage only and that the applicant is requesting to change the existing sign with a taller multi-tenant sign to be visible from the freeway. She stated the sign would address Airport Freeway to draw people from the freeway.

Mayor Wilson recognized applicant Guion Gregg, 3838 Oak Lawn, Dallas, Texas who also reviewed the proposed signage noting the lack of performance of business at this location and his belief the new signage will provide visibility.

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

Councilmember Brotherton moved to approve Ordinance 2616, first reading, a Site Plan

Revision for Gregg Retail. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

PUBLIC HEARING(S)

6. Conduct a Public Hearing and consider whether to order the repair, removal, or demolition of the substandard building and forced abatement of all violations located at 1129 Desiree Lane, Hurst, Texas 76053, legally described as Richland Oaks Subdivision Block P Lot 12, and whether to cause the cost of such work to be paid and levied as a special assessment against the property

Mayor Wilson announced the public hearing to consider whether to order the repair, removal, or demolition of the substandard building and forced abatement of all violations located at 1129 Desiree Lane, Hurst, Texas 76053, legally described as Richland Oaks Subdivision Block P Lot 12, and whether to cause the cost of such work to be paid and levied as a special assessment against the property and recognized Building Official Tanya Wilson who reviewed the case noting the property has been vacant since July of 2022 and the City has been maintaining the property since March 2024 and unable to locate someone to take responsibility. Ms. Wilson noted the various code items and that staff is requesting Council deem the property substandard and order demolition, removal or repair of the property.

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

As stated by the Attorney, Councilmember Miller moved to adopt the findings as presented by staff in tonight's packet and during our meeting and declaring the structure(s) substandard, unfit for human habitation, and a threat to the health, safety, and welfare of the public. Based on those findings: The property owner(s) are hereby required to complete the repair or demolition of the structure(s) within 30 days of the adoption of this order. If, for any reason, the owner(s) fail to timely complete the repair or demolition of the structure(s), then the City is hereby authorized to proceed with the demolition of the structure(s) and to place a lien on the property to secure the City's ability to recover its costs. Lastly, the owner(s) are hereby notified that the City reserves the right to assess civil penalties in an amount of up to \$1,000 for each violation of this Order. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

7. Conduct a Public Hearing and consider whether to order the repair, removal, or demolition of the substandard building and forced abatement of all violations located at 1324 W. Redbud Drive, Hurst, Texas 76053, legally described as Hurst Hills Addition, Block 13 Lot 7, and whether to cause the cost of such work to be paid and levied as a special assessment against the property

Mayor Wilson announced the public hearing to consider whether to order the repair, removal, or demolition of the substandard building and forced abatement of all violations located at

1324 W. Redbud Drive, Hurst, Texas 76053, legally described as Hurst Hills Addition, Block 13 Lot 7, and whether to cause the cost of such work to be paid and levied as a special assessment against the property and recognized Building Official Tanya Wilson who reviewed the case noting the property has been vacant for at least one and one-half years, leaving the City to maintain the property since July of 2024. She stated staff is unable to locate someone to take responsibility. Ms. Wilson noted the various code items and that staff is requesting council deem the property substandard and order removal, repair and rehabilitation or demolition of the property.

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

As stated by the Attorney, Councilmember Cobern moved to adopt the findings as presented by staff in tonight's packet and during our meeting and declaring the structure(s) substandard, unfit for human habitation, and a threat to the health, safety, and welfare of the public. Based on those findings: The property owner(s) are hereby required to complete the repair or demolition of the structure(s) within 30 days of the adoption of this order. If, for any reason, the owner(s) fail to timely complete the repair or demolition of the structure(s), then the City is hereby authorized to proceed with the demolition of the structure(s) and to place a lien on the property to secure the City's ability to recover its costs. Lastly, the owner(s) are hereby notified that the City reserves the right to assess civil penalties in an amount of up to \$1,000 for each violation of this Order. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

No: None

RESOLUTION(S)

8. Resolution 1899 supporting the application for the Combined Cities Crime Victims Coordinator Grant from the Office of the Governor to continue serving the Cities of Hurst, Euless, and Bedford

City Manager Clay Caruthers reviewed the proposed resolution noting the cities of Hurst, Euless, and Bedford coordinate shared services of a Victim's Assistance Coordinator, noting the important role the position provides to support people that are victims of crime. He noted the grant program has been going on for numerous years and the cities will split equally the associated costs not covered by the grant.

Councilmember Waldron moved to adopt Resolution 1899 supporting the application for the Combined Cities Crime Victims Coordinator Grant from the Office of the Governor to continue serving the Cities of Hurst, Euless, and Bedford. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

9. Consider Resolution 1904 casting votes for candidates to the Tarrant Appraisal District (TAD) Board of Directors

Mayor Pro Tem McKenzie moved to approve Resolution 1904 casting 5 votes for Eric Crile and 4 votes for Mike Alfred. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

10. Consider Resolution 1905 nominating a candidate to fill a vacancy on the Tarrant Appraisal District Board of Directors

No action was taken on this item.

OTHER BUSINESS

11. Consider confirming the city manager's appointment of the Police Chief

City Manager Clay Caruthers stated this item is to bring Assistant Police Chief Billy Keadle forward as his selection for Police Chief. He reviewed the internal interview process noting five outstanding candidates, that Chief Keadle's experience and knowledge serving as Assistant Chief makes him confident he understands both his and Council's vision. Mayor and Council expressed their congratulations and excitement to Chief Keadle and their appreciation for the department.

Councilmember Meeks moved to confirm the city manager's appointment of Billy Keadle as the Chief of Police for the City of Hurst effective immediately. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

Mayor Wilson presented the Chief of Police badge to Chief Keadle's wife for badging and Chief Keadle expressed his appreciation and honor serving as the 7th Chief to serve the City. He expressed gratitude to those serving in the police department noting they are the heart of the organization and that he is excited about the future. Mayor Wilson introduced former Police Chief Niekamp's wife Angela in attendance and expressed the support of public safety for fire and police.

12. Consider authorizing the city manager to proceed with Phase 1 Design Services for Fleet Warehouse Expansion

Assistant City Manager Malaika Farmer reviewed the proposed Phase 1 Design Services for Fleet Warehouse expansion noting the existing building opened in 1983. She noted the tight working conditions and that staff has made it work over the years. But, Ms. Farmer noted with the purchase of the new larger fire apparatus, approved by Council in October, the building needs to be lengthened, involving two service bays and adding administrative offices. She stated Davis & Davis, Inc. has proposed a lump-sum fee totaling \$21,120 with contingency for design services.

Councilmember Miller moved to authorize the city manager to proceed with Phase 1 design

services for Fleet Warehouse Expansion for an amount not to exceed \$21,120. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

13. Board, Commission, and Committee Minutes – Council reviewed the following minutes:
 - Parks and Recreation Board
 - Library and Cultural Enrichment Board
14. Review of upcoming calendar items – City Manager Caruthers reviewed the Future Event calendar.
15. City Council Reports - Items of Community Interest – Mayor Pro Tem McKenzie expressed his appreciation for the opportunity to attend the National League of Cities City Summit Conference noting the opportunity to learn and grow.

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 TCC Students in attendance as a requirement for their Texas local government class. Public Works Director Robert Saucedo introduced Graduate Engineer Alondra Nunez noting she has been with the City for six months.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Government Code, Section 551.071 consultation with and legal advice from City Attorney regarding possible strategic partnership agreement, and 551.072 to deliberate the purchase, exchange, lease, or value of real property (City facilities) and to reconvene in Open Session at the conclusion of the Executive Session. Mayor Wilson did not recess to Executive Session.

16. Take any and all action ensuing from Executive Session

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

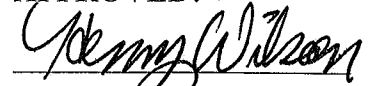
APPROVED this the 13th day of January 2026.

ATTEST:



Rita Krick, City Secretary

APPROVED:



Henry Wilson, Mayor