

**Minutes
Hurst City Council
Work Session
Tuesday, December 12, 2023**

On the 12th day of December 2023, at 5:10 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
Gary N. Waldron	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmembers
Cindy Shepard)	
Jon McKenzie)	
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
Michelle Lazo	)	Executive Director of Planning and Development
Steve Bowden	)	Executive Director of Economic Development
Greg Dickens	)	Executive Director of Public Works
Steven Niekamp	)	Police Chief
Billy Keadle	)	Assistant Police Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

I. Call to Order – The meeting was called to order at 5:10 p.m.

The Work Session Agenda Items were in the following order: II, Executive Session, VII (Agenda Items 7, 6, 8 and 9), XI and IX. The remaining items were not discussed.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers reviewed upcoming calendar items noting the water tower bid has been delayed to February to allow for alternate base bids. He also discussed schedule changes during the holidays and the 6Stones upcoming Dashing for Hope event on Friday.
- **Update and discussion of Community Art and Events** – Executive Director of Community Services Kyle Gordon provided an update on the Arts in Public Places next phase art piece process; the success of the recent tree lighting event and plans to add additional lighting next year with an update to the Christmas trees; entertainment for the July Stars and Stripes event; and plans for a new Pups and Pints event at the dog park in

the Spring. Councilmember Shepard expressed her desire to see additional crafts and artisans at the tree lighting event.

- **Update and discussion of HEB-ISD School Projects** – City Manager Caruthers briefed Council on the near completion of Bellaire Elementary and the districts desire to delay any ribbon cutting until the Spring. He also expressed his plans to assess the building permit and inspection fees for the upcoming school bond projects noting the city's expense utilizing an outside company for assistance with the large projects.

Mayor Wilson recessed the meeting to Executive Session at 5:31 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, 551.072, deliberation of the purchase, exchange, lease, or value of real property (115 W. Pipeline Line Road) and reconvened Open Session at 5:51 p.m.

III. Update and discussion of Regular Agenda Items

IV. Discussion of Agenda Item(s) 3

Consider authorizing the city manager to enter into an agreement with Premier Building Envelope Consultants for design and engineering services of the Fire Station 2 & 3 Roof Replacement Project

V. Discussion of Agenda Item(s) 4

Consider Resolution 1851 declaring certain police department property as surplus and/or salvage and providing the city manager, or his designee, with disposition options

VI. Discussion of Agenda Item(s) 5

Consider authorizing the city manager to enter into an Annual Purchase Agreement with DFW Materials LP to purchase topsoil, cushion sand, and miscellaneous aggregate

VII. Discussion of Agenda Item(s) 6, 7, 8 and 9

Conduct a public hearing and consider Ordinance 2554, first reading, to consider SITE-2023-00014, Lonesome Dove Sunroom, a site plan revision on Lot 8A, Block 4 Lonesome Dove Office Park Addition, being .54 acre located at 761 Lonesome Dove Trail

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting a small project to add a sunroom.

Conduct a public hearing and consider Ordinance 2555, first reading, to consider SITE-2023-00018 Noctis Liquor & Spirits, a Special Use Permit for packaged alcohol sales on a portion of Lot 2, Block 3 Woodbridge Plaza Addition, being 2.81 acres located at 420 Grapevine Highway

City Manager Clay Caruthers noted this request is in the same shopping center as the recent Specific Use Permit (SUP) for alcohol and went through the same process with Planning and Zoning unanimous approval. He noted Council can restrict signage and the last SUP was almost six months ago. City Attorney Matthew Boyle provided Council's options regarding the SUP. Executive Director of Planning Michelle Lazo stated the owner has officially

offered to revoke the last SUP.

Conduct a public hearing and consider Ordinance 2556, first reading, amending Chapter 27 of the Hurst Code of Ordinances to require a Specific Use Permit for all convenience stores and CBD retail stores before issuing a Certificate of Occupancy

City Manager Caruthers noted staff has been working on the proposed SUP process for convenience stores for several months and added the CBD portion. He advised this would put the process as more of a Council decision and stated it would be similar to the vape store process. In response to Councilmember questions, City Attorney Matthew Boyle stated he did not believe this process fell under H.B. 2127.

Conduct a public hearing and consider Ordinance 2557, first reading, to consider SITE-2023-00010 Quick Quack Car Wash, a site plan for Lot 7A, Block 1 Olde Towne Square, being 1.06 acres located at 701 Airport Freeway

Staff noted the applicant has requested this item be continued to the January 9, 2024 Council meeting.

VIII. Discussion of Agenda Item(s) 10

Conduct a public hearing and consider reauthorizing building permit fees

IX. Discussion of Agenda Item(s) 11

Consider authorizing the city manager to negotiate and execute any and all agreements for Combined Jail Services with the City of Euless and Bedford

City Manager Clay Caruthers briefed Council on the proposed combined jail services agreements reviewing budget and operation costs, terms of the joint agreements, transfer of Hurst jailers to Euless and keeping Hurst jail available for training and backup facility.

X. Discussion of Agenda Item(s) 12

Consider authorizing the city manager to amend the Management Services Agreement with the Humane Society of North Texas for animal adoptions and other related animal services

XI. Discussion of Agenda Item(s) 13

Consider authorizing the city manager to enter into a contract with Halff and Associates Inc. for the review and audit of Chapter 27 Zoning and Chapter 12 Licenses and Business Regulations in the Hurst Code of Ordinances

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed audit of Chapter 27 Zoning and Chapter 12 Licenses and Business Regulations with a goal of clarity, definitions and addressing any conflicts.

XII. Discussion of Agenda Item(s) 14

Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Pipeline Road, Phase 4 Street Reconstruction Project from Harrison Lane to

Brown Trail

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Government Code, 551.072, deliberation of the purchase, exchange, lease, or value of real property (115 W. Pipeline Line Road) and to reconvene in Open Session at the Conclusion of the Executive Session to consider and take any necessary action


XIII. ADJOURNMENT – Mayor Wilson adjourned the work session at 6:18 p.m.

APPROVED this the 9th day of January 2024.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor