

**Minutes  
Hurst City Council  
Work Session  
Tuesday, August 13, 2024**

On the 13<sup>th</sup> day of August 2024, at 5:33 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
John Miller	)	Mayor Pro Tem
Cindy Shepard	)	Councilmembers
Jon McKenzie	)	
Gary N. Waldron	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Natalie Gullo	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Lola Smith	)	Deputy City Secretary
Shelly Klein	)	Assistant to the City Manager
Michelle Lazo	)	Executive Director of Planning and Development
Chris Connolly	)	Executive Director of Economic Development
Kyle Gordon	)	Executive Director of Community Services
Greg Dickens	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief

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

**I. Call to Order** - The meeting was called to order at 5:33 p.m.

The Work Session items were discussed in the following order: XV, IX, XI, XIV, XVI. The remaining items were not discussed.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers reviewed calendar items noting the Rickel Park ribbon cutting ceremony on September 5, 2024 at 5:30 p.m.; the Beat the Heat Luncheon on August 16, 2024 at 11:30 a.m.; the HEB ISD Community Collaboration Meeting on August 21, 2024 at 6:00 p.m.; and the August 29, 2024 Birdville ISD game against Crowley
- **Update and discussion regarding Smart Meter Project** – Assistant City Manager Clayton Fulton explained there would be some preliminary scanning of city meter infrastructure the week of August 26.
- **Update and discussion of Christmas decoration services** – Council discussed the Christmas tree decorations.

**III. Update and discussion of Regular Agenda Items**

**IV. Discussion of Agenda Item(s) 4 and 5**

Consider Resolution 1861 ratifying the actions of the Hurst Community Services Development Corporation

Consider Resolution 1862 ratifying the actions of the Hurst Crime Control and Prevention District Board

**V. Discussion of Agenda Item(s) 6**

Consider Resolution 1863 endorsing the implementation of a pretreatment program for the Central Regional Wastewater System as required by federal regulations

**VI. Discussion of Agenda Item(s) 7**

Consider Ordinance 2576, first reading, amending Chapter 26 by modifying Section 26-56 and Section 26-62 concerning wastewater pretreatment standards

**VII. Discussion of Agenda Item(s) 8**

Consider acknowledging and ratifying the decision of the city manager to enter into a service agreement with LumenServe for radio tower lighting

**VIII. Discussion of Agenda Item(s) 9**

Consider authorizing the city manager to purchase street right-of-way easement Parcel 26UE and all remaining parcels for the Pipeline Road Phase 4 project at or below the city's appraised value plus closing costs

**IX. Discussion of Agenda Item(s) 10**

Consider authorizing the city manager to execute the agreement for Street Lighting Service and the Street Light Maintenance Authorization with ONCOR Electric Delivery Company LLC

City Manager Clay Caruthers briefed Council on this item and explained approval is recommended as the City does not have a choice in what Oncor is proposing.

**X. Discussion of Agenda Item(s) 11**

Consider authorizing the city manager to enter into a contract for Herbicide Application for Drainage Channel weed control

**XI. Discussion of Agenda Item(s) 12**

Consider authorizing the city manager to negotiate and execute an Interlocal Agreement with the Hurst-Eules-Bedford Independent School District for Secondary School Resource Officers

City Manager Clay Caruthers briefed Council on this item and explained this is an agreement for HEB ISD to cover the bulk of costs for school resource officers at the secondary education campuses.

**XII. Discussion of Agenda Item(s) 13**

Consider authorizing the city manager to execute the Interlocal Agreement with Trinity River Authority of Texas for temporary construction easements and temporary access easements through Jaycee Baker Park to allow for the replacement and repair of Walker-Calloway

Branch wastewater outfall lines

**XIII. Discussion of Agenda Item(s) 14, 15, 16, 17, 18, 19, 20 and 21**

Conduct a Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2024 and ending September 30, 2025

Consider Ordinance 2577, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2024 and ending September 30, 2025

Conduct a Public Hearing to consider the budget for fiscal year beginning October 1, 2024 and ending September 30, 2025

Conduct a Public Hearing to consider the tax rate for the City's 2024-2025 Fiscal Year Budget

Consider Ordinance 2578 (a), first reading, adopting the budget for fiscal year beginning October 1, 2024 and ending September 30, 2025

Consider Ordinance 2578 (b), first reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2024-2025 Budget

Consider Ordinance 2579, first reading, setting the tax rate for the 2024 tax year

Consider Ordinance 2580, first reading, adopting water and wastewater rates for Fiscal Year 2024-2025

**XIV. Discussion of Agenda Item(s) 22 and 23**

Conduct a Public Hearing and consider Ordinance 2581, first reading, to consider SITE-2024-00023 McDonald's, a Special Use Permit on Lot 3B, Block 1 Uptown Business and Professional Center Addition, being 2.75 acres located at 201 E. Pipeline Road

City Manager Clay Caruthers briefed Council on this site plan and explained a plat would be coming back to Council in the future for consideration. Executive Director of Public Works Greg Dickens explained staff could not find where the property has been platted and stated the City would need some right-of-way on that plat to accommodate a deceleration lane.

Conduct a Public Hearing and consider Ordinance 2582, first reading, to consider Z-2024-00007 Stephan Duplexes, a Zoning Change from R1 to R2-PD with a site plan for Tract 1C1 William T. Jones Survey, being 1.98 acres located at 500 Stephan Drive (**The applicant has requested this item be withdrawn**)

City Manager Clay Caruthers briefed Council on this item and explained the applicant has withdrawn their application. He explained this is a single-family home which was turned into a duplex without the proper City approvals, and further explained staff would work with the home owner to remedy the situation.

**XV. Discussion of Agenda Item(s) 24**

Consider Resolution 1864 calling for a Special Election to be held November 5, 2024 to fill a vacancy for City Council Place 7

City Manager Clay Caruthers briefed Council on calling a special election due to the resignation of Cindy Shepard, Council Member Place 7, and the procedure and time period for filing an Application for Place on Ballot.

**XVI. Discussion of Agenda Item(s) 25**

Consider ordering a Public Hearing to decide whether to order the repair, removal, or demolition of property located at 916 Zelda Drive, legally described as Block 7 Lot 14 of the Glenn View Addition, and whether to cause the cost of such work to be paid and levied as a special assessment against the property

City Manager Clay Caruthers explained staff received new information that this property may be sold to a new owner and could lead to remedying the property condition, thus, staff is recommending no action on this item. He further explained this item could come back to Council if the property is not remedied by the new owner.

**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and Section 551.072, deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) to reconvene in Open Session at the conclusion of the Executive Session**

Mayor Wilson recessed the meeting to Executive Session at 5:34 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Texas Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and Section 551.072, deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and reconvened open session at 6:00 p.m.

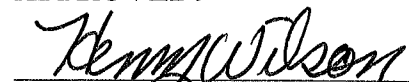
**XVII. ADJOURNMENT**—The Work Session adjourned at 6:18 p.m.

**APPROVED** this the 27<sup>th</sup> day of August 2024.

**ATTEST:**

  
Rita Frick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor