

**MINUTES OF THE CITY COUNCIL OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
AUGUST 12, 2024**

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order August 12, 2024 at 7:00 p.m.

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| Present: | Jack McCarty | Mayor |
| | Ricky Rodriguez | Associate Mayor Pro Tem, Place 2 |
| | Suzy Compton | Place 3 |
| | Matt Blake | Place 4 |
| | Blake Vaughn | Deputy Mayor Pro Tem, Place 5 |
| | Russ Mitchell | Place 6 |
| | Kelvin Deupree | Mayor Pro Tem, Place 7 |
| Absent: | Tito Rodriguez | Place 1 |
| Staff Members: | Paulette Hartman | City Manager |
| | Traci Henderson | Assistant City Secretary |
| | Cara White | Interim City Attorney |
| Absent: | Alicia Richardson | City Secretary/Chief Governance Officer |

A.1 INVOCATION

Council member Compton gave the invocation.

A.2 PLEDGE

Council member Compton led the Pledge of Allegiance to the United States and Texas flags.

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)

There were no items for this category.

A.4 CITIZENS PRESENTATION

Mr. Jeff Paul, 5125 Colorado Boulevard, discussed traffic concerns on Colorado

Boulevard.

A.5 PUBLIC COMMENTS

There were no requests to speak from the public.

A.6 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE JULY 11-12, 2024 CITY COUNCIL STRATEGIC VISION/GOALS WORK SESSION.

B.2 APPROVE THE MINUTES OF THE JULY 22, 2024 CITY COUNCIL MEETING.

B.3 APPROVE THE MINUTES OF THE AUGUST 2, 2024 CITY COUNCIL BUDGET WORK SESSION.

B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE THE ELEVENTH AMENDMENT TO THE TEXAS ANTI-GANG (TAG) CENTER ADMINISTRATOR AGREEMENT, AS GRANT FIDUCIARY FOR TAG CENTER GRANT #2848910, FOR AN ANNUAL RATE OF COMPENSATION OF \$189,837.70 FOR KEVIN SCOTT MCRORY, TAG CENTER ADMINISTRATOR.

B.5 AUTHORIZE THE CITY MANAGER TO EXECUTE THE FOURTEENTH AMENDMENT TO THE TEXAS ANTI-GANG (TAG) CENTER ANALYST AGREEMENT, AS GRANT FIDUCIARY FOR THE TAG CENTER GRANT #2848910, FOR AN ANNUAL RATE OF COMPENSATION OF \$98,803.90 FOR REBECCA CIFERRI, TAG CENTER ANALYST.

B.6 AUTHORIZE THE CITY MANAGER TO EXECUTE THE THIRD AMENDMENT TO THE TEXAS ANTI-GANG (TAG) CENTER ANALYST AGREEMENT, AS GRANT FIDUCIARY FOR THE TAG CENTER GRANT #2848910, FOR AN ANNUAL RATE OF COMPENSATION OF \$93,158 FOR JESSICA MAST, TAG CENTER ANALYST.

- B.7 CONSIDER RESOLUTION NO. 2024-039, AUTHORIZING THE CITY MANAGER TO EXECUTE A REGIONAL ASSET TRANSFER ADDENDUM WITH THE CITY OF IRVING TO TRANSFER TWO VANGUARD 20 X 30 SHIELDS WITH VIEWPORT AND LIGHT PLUS SHIELD BAG IN THE AMOUNT OF \$11,788.96 PURCHASED BY THE CITY OF NORTH RICHLAND HILLS USING TAG GRANT #2848909 FUNDS.**
- B.8 AUTHORIZE THE PURCHASE OF ONE OUTDOOR WARNING SIREN FROM FEDERAL SIGNAL IN THE AMOUNT OF \$37,235.40 THROUGH TIPS CONTRACT 220105.**
- C. PUBLIC HEARINGS**
- C.1 ZC24-0101, ORDINANCE NO. 3858, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JAKE AND VIRGINIA MURRAH FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AND AN ACCESSORY DWELLING UNIT AT 6909 LITTLE RANCH ROAD, BEING 1.84 ACRES DESCRIBED AS LOT 3, BLOCK 1, MORGAN MEADOWS.**

APPROVED

Mayor McCarty opened the public hearing and called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a special use permit for 1.84 acres located at 6909 Little Ranch Road. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is RE-1, residential estate. Mr. Comstock provided site photos of the property.

Applicant representative James Loveless, 13808 Bates Aston Road, Haslet, Texas presented the request. The property owner is seeking approval of a special use permit for a permanent accessory building. Mr. Loveless provided photos of the survey, aerial view of property, proposed building specifications, and photo examples of the proposed building. The proposed 60X40 building will have a wall height of 16 feet, a 2,400 square foot floor plan, and covered patio.

Mr. Comstock presented staff's report. The applicant is proposing a 2,400 square foot building with 720 square feet of covered porch for a total footprint of 3,120 square feet. The building would be used for vehicle parking, exercise room, workshop equipment, and personal storage. The applicant is seeking waivers for lot area and wall height for the proposed building. The Development Review Committee (DRC) recommended approval based on previous building approvals of similar context. The Planning and Zoning

Commission, at their August 1, 2024 meeting, recommended approval with a vote of 7-0. Mr. Comstock was available to answer questions.

Mayor McCarty asked the Assistant City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

Council and staff discussed the code requirement for the building to be detached and the option for a shared roof line with the home for a breezeway option.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3858.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC24-0104, ORDINANCE NO. 3859, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ZACHARY RAY FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6800 MEADOW CREEK ROAD, BEING 1.29 ACRES DESCRIBED AS LOT 9, BLOCK 3, MORGAN MEADOWS.

APPROVED

Mayor McCarty opened the public hearing and called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a special use permit for 1.29 acres located at 6800 Meadow Creek Road. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is RE-1, residential estate. Mr. Comstock provided site photos of the property.

Applicant Zachary Ray, 6800 Meadow Creek Road, presented the request. Mr. Ray stated he is seeking approval of a special use permit for a permanent accessory building. Mr. Ray shared an aerial view of the property, the proposed building location, example building photos, and similar buildings in the neighborhood.

Mr. Comstock presented staff's report. The applicant is proposing a 2,400 square foot building with paving areas around building for total impervious coverage of 5,796 square feet. The building would be used for recreation vehicle and trailer parking, workshop equipment and personal storage. The applicant is seeking waivers for lot area and wall height for the proposed building. The Development Review Committee (DRC)

recommended approval based on previous building approvals of similar context. The Planning and Zoning Commission, at their July 18, 2024 meeting, recommended approval with a vote of 7-0. Mr. Comstock was available to answer questions.

Mayor McCarty asked the Assistant City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

City Council and staff discussed possible updates to city's code of ordinances regarding the maximum height for permanent accessory buildings.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE ORDINANCE NO. 3859.

MOTION TO APPROVE CARRIED 6-0.

C.3 CONDUCT PUBLIC HEARING AND APPROVE ORDINANCE NO. 3860, APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.

APPROVED

Mayor McCarty opened the public hearing and called on Economic Development Director Craig Hulse to introduce the item.

Mr. Hulse informed City Council the item before them this evening is to approve the 2024 Annual Service Plan Update to the Service and Assessment Plan. This includes the Assessment Rolls for the City Point Public Improvement District (PID). Mr. Hulse provided a recap of the City Point Development and explained the Public Improvement District. Mr. Hulse shared the master plan development, a mixed use project including 376 single-family homes, 352 multi-family units and 60,000 square feet of commercial use. The infrastructure of the special district includes roads, water, wastewater, storm water, and space amenities. The costs for infrastructure are incurred by the city and levies collected on the annual assessment paid by property owners reimburse costs incurred by the city. The levy is approximately \$120 a month for single family properties. The PID is scheduled to terminate in 2050. Mr. Hulse provided before and after photos, current photos and where the developer is in the process for residential and commercial property.

City Council and staff discussed the maximum rental percentage (15% for town homes)

allowed; speculative builds to attract tenants for new commercial; time frame of commercial completion being four to five months; and developer's original responsibility to provide tenets to full units.

Mayor McCarty asked the Assistant City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE ORDINANCE NO. 3860.

MOTION TO APPROVE CARRIED 6-0.

C.4 CONDUCT A PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3861, ADOPTING THE FISCAL YEAR 2023/2024 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2023/2024 CAPITAL PROJECTS BUDGET

APPROVED

Mayor McCarty opened the public hearing and called on Director of Budget and Research Chase Fosse to introduce the item.

Mr. Fosse provided an overview of the fiscal year 2023/2024 revised capital budget. The notable changes include capital expenditures, excluding the NRH20 Green Extreme replacement, being funded with reserves versus certificates of obligation (COs); increase of \$13,000 from donation fund; and reallocation of savings between approved projects. Mr. Fosse provided an overview of the fiscal year 2023/2024 revised operating budget that included following changes across funds - increased interest earnings, fund balance adjustments, self insurance allocation reductions, and 0.5% lump sum compensation to be funded with salary savings.

City Council expressed appreciation for staff utilizing cash versus certificates of obligation (debt) for capital expenditures.

Mayor McCarty asked the Assistant City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE ORDINANCE NO. 3861, ADOPTING THE FISCAL YEAR 2023/2024 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2023/2024 CAPITAL PROJECTS BUDGET.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT24-0065 CONSIDERATION OF A REQUEST FROM MATTHEW ROACH FOR A REPLAT OF LOTS 3R1 AND 3R2, HOLDER SMITHFIELD ESTATES, BEING 2.403 ACRES LOCATED AT 8609 TIMBER DRIVE.

APPROVED

Managing Director of Development Services Clayton Comstock informed City Council, the applicant is requesting a replat for 2.403 acres located at 8609 Timber Drive. The area is designated on the Comprehensive Land Use Plan as low density residential, and the current zoning is R-1, single-family residential. Mr. Comstock provided site photos of the property.

Applicants Matthew and Brittney Roach, 8609 Timber Drive, presented the request informing City Council they are proposing to replat the property into two lots for R-1 zoning to construct a single family structure. In addition, they are requesting a frontage waiver exception. Mr. Roach provided an aerial overview of the property, current site photos of property, and future build concept.

Mr. Comstock presented staff's report. The applicant is requesting approval of a replat for a flag lot. Mr. Comstock shared photos of the current and proposed plats and reviewed the subdivision regulations. The Planning and Zoning Commission, at their July 18, 2024 meeting, recommended approval with the conditions outlined in the Development Review Committee (DRC) comments with a vote of 7-0.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE PLAT24-0065, SUBJECT TO ACTION ON THE PROPOSED FLAG LOT CONFIGURATION AND ASSOCIATED WAIVER REQUEST.

MOTION TO APPROVE CARRIED 6-0.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

- F.1 CONSIDER RESOLUTION NO. 2024-037, AUTHORIZING THE CITY MANAGER TO EXECUTE A REGIONAL ASSET TRANSFER ADDENDUM WITH THE CITY OF NORTH RICHLAND HILLS TO TRANSFER EQUIPMENT PURCHASED BY THE CITY OF NORTH RICHLAND HILLS USING TAG GRANT #2848909 FUNDS.**

APPROVED

City Council received a presentation from Police Chief Mike Young.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE RESOLUTION NO. 2024-037, AUTHORIZING THE CITY MANAGER TO EXECUTE A REGIONAL ASSET TRANSFER ADDENDUM WITH THE CITY OF NORTH RICHLAND HILLS TO TRANSFER EQUIPMENT PURCHASED BY THE CITY OF NORTH RICHLAND HILLS USING TAG GRANT #2848909 FUNDS.

MOTION TO APPROVE CARRIED 6-0.

- F.2 ACTION SETTING THE PROPOSED TAX RATE, SETTING AUGUST 26, 2024 AND SEPTEMBER 9, 2024 AS DATES FOR PUBLIC HEARINGS, AND PLACING ADOPTION OF THE TAX RATE AS AN ACTION ITEM ON THE SEPTEMBER 9, 2024 CITY COUNCIL MEETING AGENDA.**

APPROVED

Assistant City Manager Trudy Lewis provided an overview of the process to calculate the tax rate. The proposed tax rate for fiscal year 2025 is 48.9389 cents per \$100 of assessed value, which is the same as the current adopted tax rate and less than the no new revenue rate (48.9837 cents). While the tax rate is less than the no new revenue rate and does not require a public hearing, staff recommends two public hearings to facilitate financial transparency and receive public comments.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE SETTING THE PROPOSED TAX RATE, SETTING AUGUST 26, 2024 AND SEPTEMBER 9, 2024 AS DATES FOR PUBLIC HEARINGS, AND PLACING ADOPTION OF THE TAX RATE AS AN ACTION ITEM ON THE SEPTEMBER 9, 2024 CITY COUNCIL MEETING AGENDA.

MOTION TO APPROVE CARRIED 6-0.

F.3 ACTION SETTING AUGUST 26, 2024 AND SEPTEMBER 9, 2024 AS DATES FOR PUBLIC HEARINGS ON THE FY2024/25 PROPOSED BUDGET, AND PLACING ADOPTION OF FY2024/25 BUDGET AS AN ACTION ITEM ON THE SEPTEMBER 9, 2024 CITY COUNCIL MEETING AGENDA.

APPROVED

City Council received a presentation from Assistant City Manager Trudy Lewis. Ms. Lewis informed City Council this item is to set the public hearing dates for input regarding the proposed fiscal year 2024/2025 budget and to set the date for a vote on the adoption of the budget. Citizens may also provide public comments on the budget during the Budget Road Shows on August 17, 8:30 a.m. at PJ's Coffee and August 22, 6:00 p.m. at False Idol Brewery, city's website, via email, the city's social media platforms and on TarrantTaxInfo.com.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE SETTING AUGUST 26, 2024 AND SEPTEMBER 9, 2024 AS DATES FOR PUBLIC HEARINGS ON THE FY2024/25 PROPOSED BUDGET AND PLACE ADOPTION OF THE FY2024/25 BUDGET AS AN ACTION ITEM ON THE SEPTEMBER 9, 2024 CITY COUNCIL MEETING AGENDA.

MOTION TO APPROVE CARRIED 6-0.

F.4 CONSIDER RESOLUTION NO. 2024-038, PURSUING A STATUTORY AMENDMENT TO THE TEXAS HOUSING FINANCE CORPORATIONS ACT - CHAPTER 394 OF THE TEXAS LOCAL GOVERNMENT CODE.

APPROVED

City Council received a presentation from Economic Development Director Craig Hulse.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE RESOLUTION NO. 2024-038.

MOTION TO APPROVE CARRIED 6-0.

G. EXECUTIVE SESSION

Mayor McCarty announced that City Council did not convene into Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Blake made the following announcements.

The NRH Animal Adoption & Rescue Center is waiving pet adoption fees in support of the national “Clear the Shelters” campaign. A wide variety of dogs and cats are available for adoption. Stop by the shelter or visit their website for more information. The campaign runs through September 10.

The NRH Budget Roadshow continues Saturday, August 17 from 8:30 a.m. to 10:30 a.m. at PJ’s Coffee and Thursday, August 22 from 6:00 p.m. to 8:00 p.m. at False Idol Brewing. Stop by to learn about the City’s proposed budget and tax rate, ask questions and provide input.

Kudos Korner - Brandon Farner at the Library - Recently, we received glowing comments from a resident who needed help using the Library’s computers for her job search. She said Brandon took the time to work with her on specific items that ultimately contributed to quite a successful outcome with her job search. She said, “I sincerely am so GRATEFUL to Brandon and the NRH Library, as I am now employed in my Healthcare field of choice. I really appreciate the very helpful upstairs staff and the computer access. Thank YOU!”

I. ADJOURNMENT

Mayor McCarty adjourned the meeting at 8:33 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer