MINUTES OF THE WORK SESSION AND REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS HELD IN THE CITY HALL 4301 CITY POINT DRIVE JULY 27, 2026

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of July at 5:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Brianne Goetz	Place 2
	Danny Roberts	Place 3
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Matt Blake	Place 4
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 5:00 p.m.

1 DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Council member Mitchell inquired about item C.1, ZC26-0162, Ordinance No. 3962. He asked staff if the applicant is buying the property or leasing the area. Mayor McCarty clarified that the applicant is leasing the area located in the parking lot.

2 DISCUSS CITY OF NORTH RICHLAND HILLS 2026 CERTIFIED TAXABLE VALUES

City Council received a presentation from Assistant City Manager Trudy Lewis on the 2026 certified property tax values, noting an overall decrease in market value of 2.7% and a 4.7% reduction in estimated net taxable value. New construction values declined by

58.5%, reflecting the city's near build-out status and contributing to lower taxable totals. Staff reported ongoing impacts from protests, lawsuits, and commercial exemptions, including substantial valuation losses resulting from litigation and newly approved business personal property exemptions. Trends show rising protest activity and greater value reductions during the protest process, despite suspended residential reappraisals since 2024. Ms. Lewis also reviewed adjustments affecting tax rate calculations, including taxable value loss, TIF changes, and the continued volatility of year-to-year values. A forecast for 2027 indicated that the resumption of residential reappraisals may trigger additional protests and further unpredictability in future tax rates. Ms. Lewis informed City Council the certified values will be provided at the July 31st Budget Work Session.

City Council and staff discussed the Tarrant Appraisal District's change in methodology for determining values and staff's meeting with bond rating agencies for the upcoming issuance of certificates of obligations.

3. REVIEW PROPOSED NOVEMBER 2026 BOND ELECTION PROPOSITION LANGUAGE

City Council received a presentation from Assistant City Manager Trudy Lewis for the proposed November 2026 bond election materials, which include four separate propositions totaling $145,970,000 as recommended by the Capital Program Advisory Committee. Each proposition will appear individually on the ballot and will carry the required statement "THIS IS A TAX INCREASE."

Proposition A will read: "The issuance of $26,300,000 general obligation bonds for Fire Station No. 2 and Fire Station No. 3, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition B will read: "The issuance of $84,260,000 general obligation bonds for streets, roads, sidewalks, and other public ways, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition C will read: "The issuance of $24,700,000 general obligation bonds for the City's services complex for public works, parks, and fleet maintenance, including the demolition or removal of any existing buildings and facilities necessary therefor or related thereto, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition D will read: "The issuance of $10,710,000 general obligation bonds for the City Library and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Ms. Lewis also reviewed the election timeline, including the August 10, 2026 date to call the election and the November 3, 2026 uniform election date. She also shared that any proposition that fails is not eligible for debt issuance for three years following the election.

FUTURE AGENDA ITEM(S)

Council member Parks requested an item be placed on a future work session to discuss the city's sign ordinance and options for temporary signage on main thoroughfares. There being no opposition, an item will be placed on a future agenda.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION OR 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 - (1) JESSIE GOODFELLOW V. CITY OF NORTH RICHLAND HILLS, ET AL, CAUSE NO. 352-366545-25; (2) BANK OF THE WEST V. G.Q. ENTERPRISES CORP., ET AL, CAUSE NO. 141-376075-26, (3) EMPLOYMENT LAW CLAIM, (4) HOUSING FINANCE CORPORATIONS; AND (5) LEGAL ISSUES RELATED TO ZONING AMENDMENTS AND CLASSIFICATIONS FOR DATA CENTERS AND OTHER DEVELOPMENTS.**

2. **SECTION 551.087: DELIBERATION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT OR DELIBERATION OF THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO SUCH A BUSINESS PROSPECT (1) NORTHEAST CORNER OF BOULEVARD 26 & HARWOOD ROAD, (2) SOUTHWEST CORNER OF DAVIS BOULEVARD AND SMITHFIELD ROAD, (3) 8021 AND 8029 MAIN STREET, AND (4) 9013 MID CITIES BOULEVARD.**

3. **SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC OFFICERS OR EMPLOYEES - CITY SECRETARY/CHIEF GOVERNANCE OFFICER AND MUNICIPAL COURT JUDGE.**

Mayor McCarty announced at 5:55 p.m. that the City Council would adjourn into

Executive Session as authorized by Chapter 551, Texas Government Code, specifically, Section 551. 071: Consultation with City Attorney to seek advice about pending or contemplated litigation or 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 - (1) Jessie Goodfellow v. City of North Richland Hills, et al, Cause No. 352-366545-25; (2) Bank of the West v. G.Q. Enterprises Corp., et al, Cause No. 141-376075-26, (3) Employment Law Claim, (4) Housing Finance Corporations; and (5) legal issues related to zoning amendments and classifications for data centers and other developments, Section 551.087: Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development or deliberation of the offer of a financial or other incentive to such a business prospect (1) Northeast Corner of Boulevard 26 & Harwood Road, (2) Southwest Corner of Davis Boulevard and Smithfield Road, (3) 8021 and 8029 Main Street, and (4) 9013 Mid Cities Boulevard and Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public officers or employees - City Secretary/Chief Governance Officer and Municipal Court Judge. Executive Session began at 6:01 p.m. and recessed at 7:14 p.m.

Mayor McCarty announced at 7:14 p.m. that City Council would recess to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order July 27, 2026 at 7:20 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Brianne Goetz	Place 2
	Danny Roberts	Place 3
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Matt Blake	Place 4
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Mayor Pro Tem Deupree gave the invocation.

A.2 PLEDGE

Mayor Pro Tem Deupree led the Pledge of Allegiance to the United States and Texas flags.

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

There are no items for this category.

A.4 PUBLIC COMMENTS

Karran Martin, 5614 Westchase Drive, commented on consent agenda items B.8, Resolution No. 2026-043 and B.9, Resolution No. 2026-044.

A.5 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 PARKS TO APPROVE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE JUNE 22, 2026 CITY COUNCIL MEETING.

B.2 CONSIDER ORDINANCE NO. 3964, AMENDING ORDINANCE NO. 3663, A VARIANCE TO THE DISTANCE REQUIREMENTS FOR THE SALE OF ALCOHOL FOR ON-PREMISE CONSUMPTION ON 8.443 ACRES IN THE 9000 BLOCK OF MID-CITIES BOULEVARD AND DESCRIBED AS TRACT 12G, TANDY K. MARTIN SURVEY, ABSTRACT 1055, BY ADOPTING AN UPDATED EXHIBIT B.

B.3 CONSIDER AMENDMENT NO. 2 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH SUPERIOR FIBER & DATA SERVICES, INC. FOR THE PURCHASE OF TECHNOLOGY SOLUTIONS AND SERVICES, INCLUDING A DISTRIBUTED ANTENNA SYSTEM (DAS), AND RATIFY PREVIOUS PURCHASES UTILIZING THE INTERLOCAL PURCHASING SYSTEMS (TIPS) COOPERATIVE AGREEMENT FOR A CUMULATIVE AMOUNT NOT TO EXCEED $625,067 THROUGH MAY 31, 2028.

B.4 CONSIDER APPROVING THE PURCHASE OF TECHNOLOGY SOLUTIONS, SERVICES, AND HARDWARE FROM SOCCOUR SOLUTIONS, INC., AN AUTHORIZED RESELLER FOR TD SYNNEX CORPORATION, FOR $385,200 UTILIZING A OMNIA PARTNERS COOPERATIVE CONTRACT NO. R250307.

B.5 CONSIDER AMENDMENT NO. 2 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH DESIGNS THAT COMPUTE DBA VISIONALITY FOR THE PURCHASE OF AUDIO-VISUAL SOLUTIONS AND SERVICES UTILIZING THE INTERLOCAL PURCHASING SYSTEMS (TIPS) COOPERATIVE AGREEMENT FOR A CUMULATIVE AMOUNT NOT TO EXCEED $290,000 THROUGH MAY 31, 2028.

B.6 AUTHORIZE AN AMENDMENT TO THE COOPERATIVE PURCHASING AGREEMENT WITH FIVE STAR FORD - NRH, THROUGH TARRANT COUNTY #F2024116, FOR THE PURCHASE OF OEM FORD SERVICE AND PARTS, INCREASING THE NOT TO EXCEED TOTAL TO $195,000.

B.7 AUTHORIZE THE PURCHASE OF FOUR POLICE-EQUIPPED MOTORCYCLES, IN THE COMBINED TOTAL AMOUNT OF $184,245.60, FROM LONGHORN HARLEY-DAVIDSON, UTILIZING BUYBOARD CONTRACT #724-23 AND APPROVE AMENDMENT NO. 2 TO THE CUSTOMER COOPERATIVE PURCHASE AGREEMENT WITH LONGHORN HARLEY-DAVIDSON AUTHORIZING THE TOTAL EXPENDITURE OF $290,000 THROUGH NOVEMBER 30, 2026.

B.8 CONSIDER RESOLUTION NO. 2026-043, AUTHORIZING THE RENEWAL SUBSCRIPTIONS FOR LICENSE PLATE READER DEVICES IN THE AMOUNT OF $60,043.36 USING FY 2026 NORTH TEXAS ANTI-GANG CENTER GRANT #2848911 FUNDS AND $278,000 USING FY 2027 NORTH TEXAS ANTI-GANG CENTER GRANT #2848912 FUNDS, IF AWARDED, FOR A TOTAL AMOUNT OF $338,043.36 AND AUTHORIZING THE CITY MANAGER TO EXECUTE REGIONAL ASSET TRANSFER ADDENDUMS WITH THE CITY OF PLANO TO TRANSFER THE SUBSCRIPTIONS APPROVED THEREIN.

B.9 CONSIDER RESOLUTION NO. 2026-044, AUTHORIZING THE RENEWAL SUBSCRIPTIONS FOR LICENSE PLATE READER DEVICES IN THE AMOUNT OF $50,067.17 USING FY 2026 NORTH TEXAS ANTI-GANG CENTER GRANT #2848911 FUNDS AND $93,000 USING FY 2027 NORTH TEXAS ANTI-GANG CENTER GRANT #2848912 FUNDS, IF AWARDED, FOR A TOTAL AMOUNT OF $143,067.17 AND AUTHORIZING THE CITY MANAGER TO EXECUTE REGIONAL ASSET TRANSFER ADDENDUMS WITH THE CITY OF FORNEY TO TRANSFER THE SUBSCRIPTIONS APPROVED THEREIN.

B.10 CONSIDER RESOLUTION NO. 2026-045, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS, IF AWARDED, IN AN AMOUNT NOT TO EXCEED $200,000 FOR THE FY26 COMMUNITY ORIENTED POLICING SERVICES LAW ENFORCEMENT MENTAL HEALTH AND WELLNESS ACT PROGRAM.

B.11 CONSIDER RESOLUTION NO. 2026-046, ESTABLISHING A POOL OF PRE-QUALIFIED PROFESSIONAL ENGINEERING AND CONSULTING FIRMS TO PROVIDE ON-CALL SERVICES.

B.12 CONSIDER RESOLUTION NO. 2026-047, AUTHORIZING SUBMISSION OF A GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE FY25 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM - HAZMAT TRUCK IN THE AMOUNT OF $1,950,000 WITH THE NEFDA MATCH BEING UP TO $1,050,000 AND AUTHORIZE THE EXECUTION OF THE ASSOCIATED TERMS AND CONDITIONS.

B.13 AUTHORIZE THE CITY MANAGER TO EXECUTE A SCHOOL RESOURCE OFFICER SERGEANT SHARED SERVICES AGREEMENT WITH BIRDVILLE INDEPENDENT SCHOOL DISTRICT FOR THE 2026-2027 SCHOOL YEAR.

C. PUBLIC HEARINGS

C.1 ZC26-0162, ORDINANCE NO. 3962, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISION TO PLANNED DEVELOPMENT 35 AT 6321 BOULEVARD 26, BEING 5.267 ACRES DESCRIBED AS LOT 6, BLOCK A, RICHLAND PLAZA ADDITION. (CONTINUED FROM THE JUNE 22, 2026, CITY COUNCIL MEETING)

APPROVED

Mayor McCarty announced that the public hearing for ZC26-0162, Ordinance No. 3962 was opened at the June 22, 2026 City Council meeting and continued to the July 27, 2026 City Council meeting.

Principal Planner Clayton Husband informed City Council the applicant is requesting a revision to Planned Development 35 for 5.267 acres located at 6321 Boulevard 26. The area is designated on the Comprehensive Land Use Plan as industrial and the current zoning is PD, planned development. Mr. Husband provided site photos of the property.

Applicant Kendal Prosack, Wing Aviation LLC, provided historical background of the company and the drone delivery process.

Mr. Husband presented staff’s report. The Planning and Zoning Commission, at their May 21, 2026 meeting, recommended approval with a vote of 6-1, with one abstention.

Mayor McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. Katie Bowman (BISD), 8555 Airport Freeway, spoke in support and shared that there were only certain areas the drones could be located on the property.

Mayor McCarty asked if there was anyone in the audience wishing to speak in favor or against the item to come forward. Sean Nutt, 6852 Greenleaf Drive, commented on Wing Aviation's agreement for the Walmart locations that the proposed black fence is temporary and would be changed to a different type of fencing.

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

City Council, staff, and the applicant discussed the location and storage for the drones, fencing, landscaping, storage container, alternate site location for the drones, and the site plan.

Ms. Hartman commented that City Council could consider requiring a more permanent facility and fencing for the drones, like they will have to provide for the Walmart locations upon renewal of their special use permit. The City Council could also consider landscaping along Boulevard 26. The applicant has FAA requirements that limits the area where the drones can be located.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER GOETZ TO APPROVE ORDINANCE NO. 3962, AS PRESENTED.

MOTION TO APPROVE CARRIED 5-1; WITH COUNCIL MEMBER MITCHELL VOTING AGAINST.

C.2 TR26-04, ORDINANCE NO. 3965, PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-631 AND 118-633 REGARDING DATA CENTER FACILITIES AND ADDITIONAL REGULATIONS.

<u>APPROVED</u>

Mayor McCarty opened the public hearing for TR26-04 Ordinance No. 3965.

Director of Planning Cori Reaume presented proposed text amendments to Sections 118-631 and 118-633 of the City's Code of Ordinances.

Mayor McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing.

The following individuals spoke during the public hearing: Mark Vaughn, 5901 Pedernales Ridge(support); Karran Martin, 5614 Westchase Drive, (support); Lindsey Eagan, 5601 Havana Drive (support); Yisak Worku, 4928 Blaney Avenue (support); Amber Monaghan, 7544 Field Stone Drive (support); Elizabeth Reddock, 4625 Mackey Drove (support); Mark Biggs, 6616 Victoria Avenue (support); and Lydia Mahserjian, 5610 Valhalla Drive (support).

Mayor McCarty asked if there was anyone in the audience wishing to speak in favor or against the item to come forward.
Lynn (did not provide last name or address) spoke in support.

The following individual did not speak during the public hearing but asked that their support be recorded: Marc Reddock, 4625 Mackey Drive. The city received a form in opposition to the request.

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

A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE ORDINANCE NO. 3965, REQUIRING SUPS FOR DATA CENTERS.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

There are no items for this category.

E. PUBLIC WORKS

There are no items for this category.

F. CITIZENS PRESENTATION

Eric Zarko, 3104 Silent Creek, Hurst, Texas, with Families to Freedom shared with the City Council that the organization provides free and confidential transportation for domestic violence victims.

G. GENERAL ITEMS

G.1 APPROVE ORDINANCE NO. 3966, APPOINTING THE PRESIDING JUDGE AND ASSOCIATE JUDGES OF THE MUNICIPAL COURT OF RECORD, DIVISION 1.

APPROVED

City Council received a presentation from Assistant City Manager Trudy Lewis.

A MOTION WAS MADE BY COUNCIL MEMBER DELANEY, SECONDED BY COUNCIL MEMBER PARKS TO APPROVE ORDINANCE NO. 3966, APPOINTING THE PRESIDING JUDGE AND ASSOCIATE JUDGES OF THE MUNICIPAL COURT OF RECORD, DIVISION 1.

MOTION TO APPROVE CARRIED 6-0.

H. EXECUTIVE SESSION ITEMS

APPROVED

Mayor McCarty announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.087: Deliberation regarding economic development negotiations for 8021 and 8029 Main Street.

A MOTION WAS MADE BY COUNCIL MEMBER GOETZ, SECONDED BY COUNCIL MEMBER MITCHELL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO LEASE AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS WITH BACK FORTY SMOKEHOUSE, LLC, RELATED TO THE PROPERTY AT 8021 AND 8029 MAIN STREET AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 6-0.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Delaney reviewed upcoming events and recognized Darren Raich, Laura Hayes, Suzy Tucker, Patrick Eversole and Jennifer Owen at the Grand Hall for receiving kudos from members of the public.

Mayor McCarty recessed the meeting at 8:48 p.m. to reconvene into Executive Session to discuss Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public officers or employees - City Secretary/Chief Governance Officer. Executive Session began at 8:55 p.m. and concluded at 9:37 p.m. Mayor McCarty reconvened the City Council meeting at 9:39 p.m., with the same members present. Mayor McCarty announced that there was no action required as a result of discussion in Executive Session pursuant to Section 551.074: Personnel Matters to deliberate the employment, evaluations, and duties of public officers or employees - City Secretary/Chief Governance Officer.

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 9:39 p.m.

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Jack McCarty, Mayor

ATTEST:

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Alicia Richardson
City Secretary/Chief Governance Officer