



CITY OF NORTH RICHLAND HILLS
CAPITAL IMPROVEMENT PROJECTS (CIP) COMMITTEE AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, AUGUST 10, 2026

REGULAR MEETING: 4:00 PM

Held in the Community Room

A. CALL TO ORDER

B. PUBLIC COMMENTS

An opportunity for citizens to address the Capital Improvement Projects (CIP) Committee on matters which are scheduled on this agenda for consideration by the Board, but not scheduled as a public hearing. In order to address the Capital Improvement Projects (CIP) Committee during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Capital Improvement Projects (CIP) Committee meeting.

C. ACTION ITEMS

C.1 [Selection of Chairperson](#)

C.2 [Approve minutes of the February 10, 2025 Capital Improvement Projects Committee meeting.](#)

C.3 [Discuss and consider the 2026 Preventive Street Maintenance Program.](#)

D. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills Capital Improvement Projects (CIP) Committee was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Tuesday, August 4, 2026 by 5:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.

CIP COMMITTEE MEMORANDUM

FROM: Public Works Department **DATE:** August 10, 2026
SUBJECT: Selection of chairperson
PRESENTER: Kenneth Garvin, Public Works Operations Manager

SUMMARY:

The Capital Improvement Projects (CIP) Committee is comprised of three members and one alternate. The committee selects a member to serve as chairperson to facilitate meetings.

GENERAL DESCRIPTION:

The City Council, at its June 22, 2026 meeting, appointed the following elected officials to serve on the Capital Improvement Projects Committee.

Name	Place	Term
Danny Roberts	Member	June 30, 2028
Matt Blake	Member	June 30, 2028
Kelvin Deupree	Member	June 30, 2028
Jack McCarty	Alternate	June 30, 2028

This is the first meeting for the new committee members, and the chairperson must be selected from the membership.

RECOMMENDATION:

To select a member to serve as chairperson.

CIP COMMITTEE MEMORANDUM

FROM: Public Works Department **DATE:** August 10, 2026
SUBJECT: Approve minutes of the February 10, 2025 Capital Improvement Projects Committee meeting.
PRESENTER: Kenneth Garvin, Public Works Operations Manager

GENERAL DESCRIPTION:

The minutes for the previous meeting are placed on the agenda for review and approval by the Committee. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve minutes of the February 10, 2025 Capital Improvement Projects Committee meeting.

**MINUTES OF THE
CAPITAL IMPROVEMENT PROJECTS COMMITTEE MEETING
HELD IN THE COMMUNITY ROOM OF CITY HALL LOCATED AT 4301 CITY POINT
DRIVE**

February 10, 2025

The Capital Improvement Projects Committee meeting of the City of North Richland Hills met on the 10th day of February at 4:00 p.m. in the Community Room.

Present: Suzy Compton, Council Member, Place 3

Kelvin Deupree, Mayor Pro-Tem, Place 7

Russ Mitchell, Council Member, Place 6

Jack McCarty, Mayor, Alternate

Staff Present: Paulette Hartman, City Manager

Caroline Waggoner, Assistant City Manager

Trudy Lewis, Assistant City Manager

Chase Fosse, Director of Budget and Research

Jay Patel, Director of Finance

Mary Peters, Director of Communications

Boe Blankenship, Director of Public Works

Kenneth Garvin, Public Works Operations Manager

Nathan Frohman, City Engineer

Harrison Fuller, Engineer Associate

Ariella Alfaro, Capital Project Manager

Dena Pierson, Office Coordinator

Craig Hulse, Director of Economic Development

Chris Amarante, Director of Facilities & Construction Manager

A. CALL TO ORDER:

Boe Blankenship called the meeting to order at 4:00 p.m.

B. PUBLIC COMMENTS:

There were no requests to speak from the public.

ACTION ITEMS

C.1 SELECTION OF CHAIRPERSON

Council member Compton nominated Kelvin Deupree as chairperson.

Council member Mitchell seconded the motion.

Motion to approve carried 3-0

C.2 APPROVE THE MINUTES OF THE APRIL 10, 2023 CAPITAL IMPROVEMENT PROJECTS COMMITTEE MEETING.

Motion was made by Council Member Compton, seconded by Council Member Mitchell.

Motion to approve carried 3-0.

C.3 DISCUSS AND CONSIDER THE 2025 PREVENTIVE STREET MAINTENANCE PROGRAM.

Boe Blankenship thanked the chair and committee and gave a slide presentation and answered questions about the presentation.

Boe Blankenship recapped the 2023 preventative maintenance program. There was a budget of \$2.7 million that was allocated to 17.4 center line miles on 128 streets. All these projects are completed or very near completion with \$409,000 savings.

He recapped the 2020 Bond Program. This was nearly \$50 million bond with 28 projects to be done in phased construction taking 5-7 years to complete. 10 major projects including full design, engineering and reconstruction are under way but are not yet completed. 18 residential street projects were done in 3 phases, and we are on the final phase and close to completion on all 18 streets.

We utilize 6 rehabilitation techniques. 1. 2" asphalt overlay – concrete curb and gutter reconstruction as needed, wedge and joint milled, and then overlay 2 inches of asphalt. 2. Asphalt rehabilitation – concrete curb and gutter reconstruction as needed, remove all asphalt, add sub-grade stabilizers, and then 6 inches of asphalt. We historically have partnered with Tarrant County Precinct 3 through an interlocal agreement and plan to do so again this year. 3. Crack seal – routed and sealed to prevent moisture in the cracks. 4. Slurry seal – seals fine cracks with a thin layer of asphalt and aggregate and extends the pavement life. 5. Micro surfacing – seals fine cracks with larger aggregate used on larger collector streets. 6. Concrete patches. The streets were graded on the paving conditions from failed to good. The cost difference between crack seal, slurry seal and rehabilitation is significant (\$173 per linear foot). This program concentrates on the roads in the poor category.

Preventative maintenance keeps the number of streets needing rehabilitation from growing.

No streets were repaired under the preventative maintenance program in 2024 due to assessing streets for the next projects.

The recommendation for 2025 is to use the \$409,000 savings, the 2024 \$2 million budget, and the 2025 \$4 million budget for a total of \$6.4 million to do maintenance on 11.31 center line miles on 78 streets.

Chair Deupree asked if there were any other questions. There were none.

Motion was made by Mayor McCarty to accept the preventative street maintenance program as presented and a seconded by Council Member Compton.

Motion to approve carried 4-0.

D. ADJOURNMENT

Chair Deupree adjourned the meeting at 4:34 p.m.

Kelvin Deupree, Chairperson

CIP COMMITTEE MEMORANDUM

FROM: Public Works Department **DATE:** August 10, 2026
SUBJECT: Discuss and consider the 2026 Preventive Street Maintenance Program.
PRESENTER: Kenneth Garvin, Public Works Operations Manager

SUMMARY:

The Public Works Department has developed a recommendation for the 2026 Preventive Street Maintenance Program. The proposed program is based on the recommendations of the 2024 Pavement Assessment Project presented to City Council in May of 2024.

GENERAL DESCRIPTION:

The Preventive Street Maintenance Program serves as a strategic investment in the City's roadway network, applying timely maintenance treatments that extend pavement life and help reduce long-term rehabilitation costs.

Prior to 2018, project selection relied primarily on visual inspections conducted by staff. Beginning with the 2019/2020 program cycle, the City adopted a more data-driven methodology through the use of an external consultant equipped with advanced pavement-assessment technologies to evaluate subsurface conditions and identify potential structural concerns. This analytical framework supports both the current program and a long-term strategy designed to maximize the value of public maintenance dollars while enhancing pavement conditions community-wide.

Program Budget and Strategy:

This year's total program budget incorporates project savings carried over from a previous project as well as newly allocated funds for a total program budget of \$4,121,745. The table below illustrates how the program budget was developed.

NRH Project #	Funding Amount
SM2501	\$121,745
SM2601	\$4,000,000
Total	\$4,121,745



The proposed program places significant emphasis on asphalt overlays and asphalt rehabilitation techniques to achieve broader system impacts. To accomplish the nearly 7-mile project and streamline project delivery the Public Works Department has established a process that will utilize multiple contractors operating under current agreements to ensure efficient delivery, including the use of a turnkey paving contractor to consolidate milling and paving operations. This approach is intended to shorten project timelines, reduce service disruptions, and limit inconvenience for residents and motorists.

Major Projects and Partnerships:

One of this year's proposed street segments is Holiday Lane from the railroad tracks north to Chapman Road where the city will utilize a longstanding interlocal partnership with Tarrant County Precinct 3. This collaboration, which has been in place since 2011, has consistently produced a cost-effective roadway rehabilitation solution where roads require a more extensive process than a simple mill and overlay. Most recently, the Bursey Road project from Hunter Lane to Bursey Road South was completed as part of this partnership.

Staff will deliver a concise presentation on this year's Preventive Street Maintenance Program at the CIP Committee Meeting and will be available to address any questions.

RECOMMENDATION:

Recommend approval of the 2026 Preventive Street Maintenance Program to the City Council.

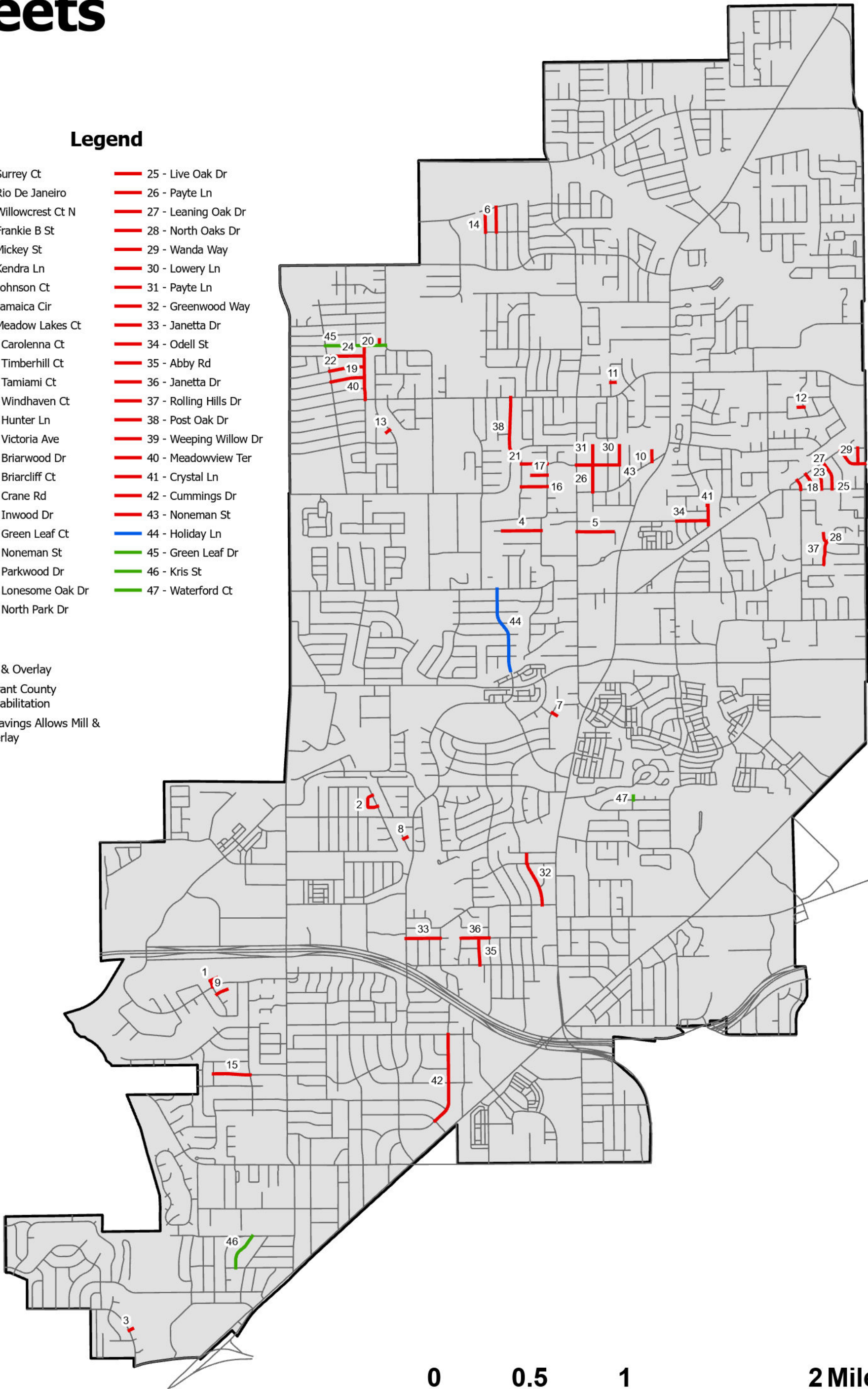
2026 Overlay Streets



Legend

- | | |
|----------------------|------------------------|
| 1 - Surrey Ct | 25 - Live Oak Dr |
| 2 - Rio De Janeiro | 26 - Payte Ln |
| 3 - Willowcrest Ct N | 27 - Leaning Oak Dr |
| 4 - Frankie B St | 28 - North Oaks Dr |
| 5 - Mickey St | 29 - Wanda Way |
| 6 - Kendra Ln | 30 - Lowery Ln |
| 7 - Johnson Ct | 31 - Payte Ln |
| 8 - Jamaica Cir | 32 - Greenwood Way |
| 9 - Meadow Lakes Ct | 33 - Janetta Dr |
| 10 - Carolenna Ct | 34 - Odell St |
| 11 - Timberhill Ct | 35 - Abby Rd |
| 12 - Tamiami Ct | 36 - Janetta Dr |
| 13 - Windhaven Ct | 37 - Rolling Hills Dr |
| 14 - Hunter Ln | 38 - Post Oak Dr |
| 15 - Victoria Ave | 39 - Weeping Willow Dr |
| 16 - Briarwood Dr | 40 - Meadowview Ter |
| 17 - Briarcliff Ct | 41 - Crystal Ln |
| 18 - Crane Rd | 42 - Cummings Dr |
| 19 - Inwood Dr | 43 - Noneman St |
| 20 - Green Leaf Ct | 44 - Holiday Ln |
| 21 - Noneman St | 45 - Green Leaf Dr |
| 22 - Parkwood Dr | 46 - Kris St |
| 23 - Lonesome Oak Dr | 47 - Waterford Ct |
| 24 - North Park Dr | |

- Mill & Overlay
- Tarrant County Rehabilitation
- If Savings Allows Mill & Overlay



ASPHALT OVERLAY
2026 PREVENTIVE STREET MAINTENANCE PROGRAM

No.	Condition Rating	Street	Length (FT)	2" Hmac Overlay Cost	Subgrade & Curb/Gutter Cost	Total Estimated Cost
1	26.8	SURREY COURT MEADOW LAKES DRIVE-CUL-DE-SAC	415	\$18,675.00	\$30,024.00	\$ 48,699.00
2	27.7	RIO DE JANEIRO CIRCLE CARACAS DRIVE-CARACAS DRIVE	665	\$29,925.00	\$29,540.00	\$ 59,465.00
3	21.3	WILLOWCREST COURT N WILLOWCREST DRIVE-CUL-DE-SAC	125	\$15,625.00	\$18,907.00	\$ 34,532.00
4	25.8	FRANKIE B STREET HEWITT STREET-DEAD END	1,070	\$48,150.00	\$57,148.00	\$ 105,298.00
5	26.8	MICKEY STREET SMITHFIELD ROAD-DEAD END	1,000	\$45,000.00	\$70,228.00	\$ 115,228.00
6	22.2	KENDRA LANE KIM LANE-CONTINENTAL TRAIL	700	\$31,500.00	\$43,708.00	\$ 75,208.00
7	28.1	JOHNSON COURT PRICE DRIVE-CUL-DE-SAC	160	\$7,200.00	\$31,512.00	\$ 38,712.00
8	25.2	JAMAICA COURT JAMAICA CIRCLE-CUL-DE-SAC	100	\$12,500.00	\$33,111.00	\$ 45,611.00
9	25.2	MEADOW LAKES COURT BOULDER ROAD-CUL-DE-SAC	320	\$14,400.00	\$41,534.00	\$ 55,934.00
10	25.1	CAROLENNA COURT TURNER DRIVE-CUL-DE-SAC	330	\$14,850.00	\$25,850.00	\$ 40,700.00
11	27.1	TIMBERHILL COURT TIMBERHILL DRIVE-CUL-DE-SAC	150	\$6,750.00	\$19,032.00	\$ 25,782.00
12	24.3	TAMIAMI COURT BOCA RATON DRIVE-CUL-DE-SAC	175	\$7,875.00	\$16,948.00	\$ 24,823.00
13	28.1	WINDHAVEN COURT WINDHAVEN DRIVE-CUL-DE-SAC	120	\$5,400.00	\$26,040.00	\$ 31,440.00
14	35.0	HUNTER LANE KIM LANE-CONTINENTAL TRAIL	610	\$27,450.00	\$78,862.00	\$ 106,312.00
15	41.2	VICTORIA AVENUE RIVERVIEW DRIVE-LARIAT TRAIL	1,015	\$45,675.00	\$46,960.00	\$ 92,635.00
16	41.6	BRIARWOOD DRIVE POST OAK DRIVE-BRIARDALE DRIVE	715	\$32,175.00	\$54,092.00	\$ 86,267.00
17	41.6	BRIARCLIFF COURT BRIARDALE DRIVE-CUL-DE-SAC	435	\$19,575.00	\$39,308.00	\$ 58,883.00
18	42.7	CRANE ROAD AMUNDSON DRIVE-MEANDERING DRIVE	280	\$12,600.00	\$18,018.00	\$ 30,618.00
19	41.8	INWOOD DRIVE CROSSTIMBERS LANE-MEADOWVIEW TERRA	935	\$42,075.00	\$44,124.00	\$ 86,199.00
20	42.8	GREENLEAF COURT GREENLEAF DRIVE-CUL-DE-SAC	170	\$7,650.00	\$22,522.00	\$ 30,172.00
21	41.6	NONEMAN STREET POST OAK DRIVE-BRIARDALE DRIVE	715	\$32,175.00	\$42,444.00	\$ 74,619.00
22	41.8	PARKWOOD DRIVE CROSSTIMBERS LANE-MEADOWVIEW TERRA	970	\$43,650.00	\$51,760.00	\$ 95,410.00
23	42.7	LONESOME OAK DRIVE AMUNDSON DRIVE-MEANDERING DRIVE	460	\$20,700.00	\$40,710.00	\$ 61,410.00
24	41.8	NORTH PARK DRIVE CROSSTIMBERS LANE-MEADOWVIEW TERRA	1,030	\$46,350.00	\$40,516.00	\$ 86,866.00
25	42.7	LIVE OAK DRIVE AMUNDSON DRIVE-MEANDERING DRIVE	815	\$36,675.00	\$73,354.00	\$ 110,029.00
26	42.6	PAYTE LANE TURNER DRIVE-NONEMAN STREET	750	\$33,750.00	\$20,161.00	\$ 53,911.00
27	42.7	LEANING OAK AMUNDSON DRIVE-MEANDERING DRIVE	635	\$28,575.00	\$24,412.00	\$ 52,987.00

No.	Condition Rating	Street	Length (FT)	2" Hmac Overlay Cost	Subgrade & Curb/Gutter Cost	Total Estimated Cost
28	42.9	NORTH OAKS DRIVE ROLLING HILLS DRIVE-CUL-DE-SAC	295	\$13,275.00	\$19,498.00	\$ 32,773.00
29	42.3	WANDA WAY WEeping WILLOW DRIVE-MEANDERING DRI	435	\$19,575.00	\$14,236.00	\$ 33,811.00
30	42.6	LOWERY LANE NONEMAN STREET-DEAD END	540	\$24,300.00	\$34,152.00	\$ 58,452.00
31	42.6	PAYTE LANE NONEMAN STREET-DEAD END	530	\$23,850.00	\$21,432.00	\$ 45,282.00
32	15.1	GREENWOOD WAY LOLA DRIVE-MARY DRIVE	1,500	\$67,500.00	\$91,816.00	\$ 159,316.00
33	25.9	JANETTA DRIVE HOLIDAY LANE-CUL-DE-SAC	1,165	\$52,425.00	\$90,904.00	\$ 143,329.00
34	22.2	ODELL STREET TRADONNA LANE-CRYSTAL LANE	875	\$53,958.00	\$70,876.00	\$ 124,834.00
35	28.1	ABBY ROAD MAPLEWOOD AVENUE-JANETTA DRIVE	660	\$29,700.00	\$43,256.00	\$ 72,956.00
36	28.1	JANETTA DRIVE GENTLING PLACE-CLOYCE COURT	840	\$37,800.00	\$61,278.00	\$ 99,078.00
37	42.9	ROLLING HILLS DRIVE SOUTH CREST DRIVE-NOB HILL DRIVE	815	\$36,675.00	\$24,232.00	\$ 60,907.00
38	42.0	POST OAK DRIVE STARNES ROAD-HIGHTOWER DRIVE	1,560	\$70,200.00	\$103,454.00	\$ 173,654.00
39	42.3	WEeping WILLOW DRIVE MEANDERING DRIVE-PRECINCT LINE ROAD	770	\$34,650.00	\$34,740.00	\$ 69,390.00
40	41.8	MEADOWVIEW TERRACE STARNES ROAD-GREENLEAF DRIVE	1,460	\$65,700.00	\$99,657.00	\$ 165,357.00
41	28.2	CRYSTAL LANE CRYSTAL LANE-CUL-DE-SAC	665	\$29,925.00	\$47,234.00	\$ 77,159.00
42	40.5	CUMMINGS DRIVE TURNER TERRACE-RIVIERA DRIVE	2,545	\$114,525.00	\$183,350.00	\$ 297,875.00
43	39.8	NONEMAN STREET SMITHFIELD ROAD-LOWERY LANE	1,145	\$51,525.00	\$93,154.00	\$ 144,679.00
44	46.0	HOLIDAY LANE R?R TRACKS CHAPMAN ROAD	2,290	\$407,546.00	\$84,384.00	\$ 491,930.00
		TOTALS		\$1,820,054.00	\$2,158,478.00	\$3,978,532.00
		SM2501 - \$121,745 SM2601 - \$4,000,000		\$4,121,745.00		\$3,978,532.00
***	46.0	GREENLEAF DRIVE CROSSTIMBERS LANE DOUGLAS LANE	1,625	\$73,125.00	\$135,300.00	\$ 208,425.00
***	41.1	KRIS STREET ONYX DR. N.-JERRELL STREET	1,050	\$47,250.00	\$128,492.00	\$ 175,742.00
***	24.0	WATERFORD COURT ULSTER DR-CUL-DE-SAC	150	\$6,750.00	\$16,758.00	\$ 23,508.00

***-IF FUNDING ALLOWS