

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS,
HELD AT CITY HALL, 7301 NORTHEAST LOOP 820
MAY 9, 2016**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of May 2016 at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Tim Barth	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Absent:	David Whitson	Mayor Pro Tem
Staff Members:	Mark Hindman	City Manager
	Karen Bostic	Assistant City Manager
	Paulette Hartman	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Mike Curtis	Managing Director
	Vickie Loftice	Managing Director
	Alicia Richardson	City Secretary
	Cara L. White	City Attorney
	Monica Solko	Assistant City Secretary
	Stan Tinney	Fire Chief
	Kent Austin	Director of Finance
	Craig Hulse	Director of Economic Development
	Patrick Hillis	Director of Human Resources
	Mark Mills	Director of Budget
	Kenneth Rawson	Assistant Fire Chief
	Rick Scott	Assistant Police Chief
	Debbie Durko	Municipal Court Clerk
	Mary Peters	Public Information Officer
	Kristin James	Assistant to the City Manager
	Caroline Waggoner	City Engineer
	David Russell	Engineer Associate
	Boe Blankenship	Public Works Operations Manager
	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Marrk Callier	Management Assistant

Call to Order

Mayor Trevino called the meeting to order at 6:00 p.m.

1. Discuss items from Regular City Council meeting.

Council had no questions for staff.

2. Welcome and introduction - public official, public employee or citizen.

Planning Manager Clayton Comstock introduced Planning and Zoning Commission members Mike Benton, Jerry Tyner, and Steven Cooper who were present to hear Kimley Horn's presentation to Council.

3. Discuss Quarterly Financial Status Report.

Budget Director Mark Mills reviewed the quarterly financial status report for the period ending March 31, 2016. Mr. Mills reviewed the General Fund, Park Development Fund, Crime Control District Fund and Utility Fund providing the following year to date actuals:

General Fund	Amount	Percentage of projected budget
Revenue	\$33,569,695	71%
Expenditures	\$24,301,430	51%

Park Development Fund - Revenue	Amount	Percentage of projected budget
Sales Tax	\$2,396,204	50%
Tennis Center	\$160,603	45%
NRH Centre	1,333,949	45%
Other	143,983	60%

Park Development Fund - Expenditures	Amount	Percentage of projected budget
Administration	1,117,912	40%
Tennis Center	248,911	40%
NRH Centre	1,286,015	44%
Other	544,875	26%

Crime Control District Fund	Amount	Percentage of projected budget
Revenue	2,642,049	51%
Expenditures	2,490,814	48%

Utility Fund – Revenue	Amount	Percentage of projected budget
Water	8,565,033	43%
Sewer	4,783,798	45%
Other	1,623,467	82%

Utility Fund - Expenditures	Amount	Percentage of projected budget
Water Services	5,718,155	39%
Sewer Services	3,585,413	58%
Operating	548,621	40%
Finance	1,035,457	47%
Other	4,860,681	61%

Council had no questions for staff.

4. Discuss Iron Horse TOD Corridor Plan.

Planning Manager Clayton Comstock introduced Brian Shamburger who would be reviewing Kimley Horn’s evaluation and recommendations Iron Horse Boulevard Cross Section. Mr. Shamburger informed Council they were tasked with evaluating future traffic conditions and to provide cross section recommendations. Mr. Shamburger reviewed the existing conditions; proposed developments (Fountains at Iron Horse mixed use, Iron Horse Commons residential, TEXRail Station + Iron Horse Village, and TOD zoned property) for the area; volume analysis for future development; capacity analysis for (1) intersections of Iron Horse Boulevard & Browning Drive and Iron Horse Boulevard and Boulder Drive, (2) thoroughfare, and (3) all segments operated at an acceptable line of sight; parking considerations; and Transit Oriented Development street types and code and variations. Mr. Shamburger also reviewed proposed recommendations to revise the Transit Oriented Development for three sections – (1) Boulder to Rufe Snow north of Bold Ruler lane, (2) Boulder to Browning, and (3) Loop 820 to Boulder north of Sam’s Club.

Council and staff discussed the proposed angled parking and speed limit for the streets with angled parking.

Mr. Comstock advised Council if they do not have any objections that staff would move forward with an ordinance for Commercial Avenue.

Council directed staff to provide examples of angled parking for their review.

EXECUTIVE SESSION

Mayor Trevino announced at 6:44 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - (1) 7301 NE Loop 820 and (2) Southeast corner of Rufe Snow and NE Loop 820; Section 551.087: Deliberate the offer of financial or other incentives to a business prospect with which the city is conducting economic development negotiations - (1) Southeast corner of Rufe Snow and NE Loop 820 and (2) Southeast corner of Boulevard 26 and Rodger Line Road; Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public employees - (1) Municipal Judge, (2) Municipal Court Clerk, and (3) consideration of extension of injury leave for a police officer. Executive Session began at 6:44 p.m. and concluded at 6:56 p.m.

Mayor Trevino announced at 6:56 p.m. that Council would convene to the regular City Council meeting.

REGULAR COUNCIL MEETING

A. CALL TO ORDER

Mayor Trevino called the meeting to order May 9, 2016 at 7:12 p.m.

ROLL CALL

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Tim Barth	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Absent:	David Whitson	Mayor Pro Tem
Staff Members:	Mark Hindman	City Manager
	Karen Bostic	Assistant City Manager
	Paulette Hartman	Assistant City Manager
	Alicia Richardson	City Secretary
	Monica Solko	Assistant City Secretary
	Cara L. White	City Attorney

A.1 INVOCATION

Council member Barth gave the invocation.

A.2 PLEDGE

Council member Barth led the pledge of allegiance to the United States and Texas flags.

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

A.3.1 RECOGNITION OF FINAL CITY COUNCIL MEETING AT 7301 NE LOOP 820

A video that outlined the history of City Hall located at 7301 NE Loop 820 was played for the Mayor, City Council and public.

Mayor Trevino recognized the following elected officials who were present for the last meeting at 7301 NE Loop 820:

Name	Years of Service	Position Held
Mr. Marion Massey	1970 - 1974	Mayor (was also city attorney 1965-68)
Mr. Jim Kenna	1980 - 1986	2
Mr. Richard Davis	1982 - 1991	3
Mr. Tommy Brown	1988 - 1998	Mayor
Mr. Charles Scoma	1989 - 1992; 1998 - 2002	5 and Mayor
Mr. Mark Wood	1991 - 1997	3
Ms. JoAnn Johnson	1991 - 2006	4
Mr. Don Phifer	1996 - 2001	5
Ms. Cheryl Cowen Lyman	1997 - 1999	7
Mr. Russell Mitchell	1998 - 2002	2
Ms. Nancy Bielik	2004 - 2006	6
Mr. Ken Sapp	2006 - 2012	2

A.4 CITIZENS PRESENTATION

There were no requests to speak from the public.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

There were no items for this category.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS APPROVED

- B.1 APPROVE MINUTES OF THE APRIL 25, 2016 REGULAR CITY COUNCIL MEETING.**
- B.2 AUTHORIZE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE TOWN OF BARTONVILLE FOR THE PURCHASE OF GOODS AND SERVICES.**
- B.3 AUTHORIZE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE TOWN OF HICKORY CREEK FOR THE PURCHASE OF GOODS AND SERVICES.**
- B.4 APPROVE AN AGREEMENT WITH THE TARRANT COUNTY TAX ASSESSOR/COLLECTOR FOR TAX ASSESSMENT AND COLLECTION SERVICES OF AD VALOREM TAXES FOR TAX YEAR 2016.**
- B.5 AWARD BID NO. 16-021 TO AMERICAN EAGLE HARLEY-DAVIDSON FOR POLICE MOTORCYCLES IN THE AMOUNT OF \$72,856.02.**
- B.6 APPROVE PURCHASE OF POLICE DEPARTMENT VEHICLES, HYBRID VEHICLES, AND MEDIUM-DUTY TRUCK FROM SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$329,760.65.**

COUNCIL MEMBER LOMBARD MOVED TO APPROVE THE CONSENT AGENDA. COUNCIL MEMBER TURNAGE SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0

C. PUBLIC HEARINGS

- C.1 ZC 2016-01, ORDINANCE NO. 3406, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A ZONING CHANGE FROM R-1-S SPECIAL SINGLE FAMILY TO R-1 SINGLE FAMILY ON 0.463 ACRES LOCATED IN THE 7200 BLOCK OF BURSEY ROAD.**

APPROVED

Mayor Trevino opened the public hearing for ZC 2016-01 and companion item RP 2016-02. Mayor Trevino called on Principal Planner Clayton Husband to introduce the item.

Principal Planner Clayton Husband informed Council that he would present item C.1 and companion item C.2. The purpose of item C.1 is to rezone 0.463 acres from R-1-S special single family to R-1 single family. The companion item C.2 is the associated

replat, which requests a variance to the subdivision regulations regarding the sanitary sewer system. The property (4.138 acres) is located at Londonderry Drive and Burseley Road. The area is designated on the comprehensive plan as low density residential and the current zoning is R-1-S special single family residential. Mr. Husband provided site photos of the property. Mr. Husband provided site photos of the property.

Applicant representative Mark Wood, 6617 Precinct Line Road, Suite 200, Hurst, Texas informed Council he is present on behalf of property owners Bob and Susan Griggs. The Griggs' intend to sell approximately ½ acre located at the northern end of their property. The lot will be sold as an estate lot and serves as the purpose of the requested replat. The request to rezone from R-1-S to R-1 would allow the smaller estate lot size. The current zoning of R-1-S requires a minimum of one acre. The variance request is to allow the use of a septic system on the condition that it meets the county guidelines.

Mr. Husband commented that the replat meets the requirements of the zoning ordinance and subdivision regulations. The variance request is tied to the plat. The Planning and Zoning Commission, at their April 21, 2016 meeting recommended approval with a vote of 4-0 for the zoning change and replat to include the requested variance for the sanitary sewer.

Council had no questions for staff or the applicant.

Mayor Trevino asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

COUNCIL MEMBER WRIGHT OUESKY MOVED TO APPROVE ZC 2016-01, ORDINANCE No. 3406. COUNCIL MEMBER RODRIGUEZ SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C.2 RP 2016-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A REPLAT OF LOTS 2R1 AND 2R2, BLOCK 1, DOUBLE K RANCH ADDITION ON 4.138 ACRES LOCATED AT 7229 LONDONDERRY DRIVE.

APPROVED

This item was presented in conjunction with item C.1. The public hearing was opened for comments and closed during discussion with item C.1.

COUNCIL MEMBER TURNAGE MOVED TO APPROVE RP 2016-02. COUNCIL MEMBER WELCH SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C.3 ZC 2016-05, ORDINANCE NO. 3407, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SAFEWAY CONSULTING AND CONTRACTING, LLC FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE FAMILY ON 2.66 ACRES LOCATED AT 8500 CLAY HIBBINS ROAD.

APPROVED

Mayor Trevino opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Planning Manager Clayton Comstock informed Council the applicant is requesting a zoning change for 2.66 acres located at the bend in Shady Grove Road near Clay Hibbins Road. The area is designated on the comprehensive plan as low density residential and the current zoning is AG agricultural. City Council approved R-2 zoning for adjacent property (11 acres) in November 2015 for the development of Fresh Meadows residential subdivision. The purpose of the zoning change request is to include the additional 2.66 acres to the Fresh Meadows residential subdivision. Mr. Comstock provided site photos of the property.

Applicant representative Mark Assaad with A.N.A. Consultants, located at 5000 Thompson Terrace, Colleyville presented the request and was available to answer questions from Council.

Mr. Comstock informed Council the addition of the 2.66 acres allows the developer to increase the number of lots from 35 to 46 for the Fresh Meadows subdivision. The Planning and Zoning Commission, at their April 21, 2016 meeting recommended approval with a vote of 4-0. Staff recommends approval of the item.

Council had no questions for staff or the applicant.

Mayor Trevino asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

COUNCIL MEMBER WELCH MOVED TO APPROVE ZC 2016-05, ORDINANCE No. 3407. COUNCIL MEMBER BARTH SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C.4 RP 2015-11 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PSI ATLANTIC RICHLAND HILLS TX, LLC FOR A REPLAT OF RED GATE ADDITION ON 4.552 ACRES LOCATED IN THE 7800 BLOCK OF MOCKINGBIRD LANE.

APPROVED

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Principal Planner Clayton Husband informed Council the applicant representative submitted an application for a replat of 4.552 acres located in the 7800 block of Mockingbird Lane. The property is located adjacent to La Casita Mobile Home Park. The area is designated on the comprehensive plan as retail and the current zoning is NR-PD non-residential planned development. The recent zoning change was approved by Council at their April 11, 2016 meeting, which includes development standards for a self-storage facility and establishes C-2 commercial as the base zoning district. Mr. Husband provided site photos of the property.

Applicant representative Ryan Alspaugh, 3960 Broadway Boulevard, Garland, Texas presented the request and was available to answer questions from Council.

Mr. Comstock informed Council the replat creates a single lot to address previous land swaps and to consolidate the entire boundary. The proposed replat meets the requirements of the zoning ordinance and subdivision regulations. The Planning and Zoning Commission, at their May 5, 2016 meeting recommended approval with a vote of 6-0.

Mayor Trevino asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

COUNCIL MEMBER RODRIGUEZ MOVED TO APPROVE RP 2015-11. COUNCIL MEMBER LOMBARD SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

C.5 RP 2016-06 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JPC REALTY LTD FOR A REPLAT OF LOTS 23R AND 24R, BLOCK 1, W.E. ODELL ADDITION ON 1.10 ACRES LOCATED AT 8121-8129 ODELL STREET.

APPROVED

Mayor Trevino opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Planning Manager Clayton Comstock informed Council the purpose of the request is to combine a number of lots into two lots for office use. The area is designated on the comprehensive plan as low density residential and the current zoning is O-1 office zoning district. The recent zoning change was approved by Council at their April 11, 2016 meeting, which authorized staff to amend the comprehensive land use plan to either office or local retail designation. Mr. Comstock provided site photos of the property.

Applicant John Campbell, 935 Glade Road, Suite 100, Hurst, Texas presented his request and was available to answer questions from Council.

Mr. Comstock informed Council the request accommodates the residential setbacks from the west and north and also has a 25' building setback from Odell Street and Davis Boulevard. The Planning and Zoning Commission, at their May 5, 2016 meeting recommended approval with a vote of 6-0.

Council had no questions for staff or the applicant.

Mayor Trevino asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

COUNCIL MEMBER TURNAGE MOVED TO APPROVE RP 2016-06. COUNCIL MEMBER LOMBARD SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 AP 2016-01 CONSIDERATION OF A REQUEST FROM ROBERT RICHARDSON FOR AN AMENDED PLAT FOR LOT 6R, BLOCK 1, WOODBERT ADDITION ON 0.924 ACRES LOCATED AT 8301 WOODS LANE.

APPROVED

Mayor Trevino called on Principal Planner Clayton Husband to introduce the item.

Principal Planner Clayton Husband informed Council the applicant representative submitted an application for a proposed amended plat of 0.924 acres located at 8301 Wood Lanes. The area is designated on the comprehensive plan as low density residential and the current zoning is R-3 single-family residential. Mr. Husband provided site photos of the property.

Applicant Lonnie Gillilan, 6863 Hardesty, Richland Hills, presented his request and was available to answer questions from Council.

Mr. Husband informed Council the replat combines two existing lots (6 and 7, Block 1) into one lot. The proposed plat includes the necessary easements for utilities and also meets the requirements of the zoning and subdivision ordinances. The Planning and Zoning Commission, at their May 5, 2016 meeting recommended approval with a unanimous vote.

Council had no questions for staff or the applicant.

COUNCIL MEMBER WRIGHT OUJESKY MOVED TO APPROVE AP 2016-01. COUNCIL MEMBER RODRIGUEZ SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

E. PUBLIC WORKS

E.1 CONSIDER ORDINANCE NO. 3411, AMENDING THE CITY'S CODE OF ORDINANCES SECTION 54-102(B) FOR SPEED LIMITS ON SPECIFIC STREETS.

APPROVED

Public Works Operations Manager Boe Blankenship presented the item. The ordinance will change the speed limit for the following streets:

STREET/HIGHWAY	SPEED LIMIT (miles per hour)
Control 8-14 Interstate Highway 820 North Frontage Road from mile point 21.735 east 2.200 miles to mile point 23.935:	45 mph
Control 8-14 Interstate Highway 820 South Frontage Road from mile point 21.735 east .725 miles to mile point 22.460:	45 mph
Control 8-14 Interstate Highway 820 South Frontage Road from mile point 23.145 east .821 miles to mile point 23.966:	45 mph
Control 8-13 Interstate Highway 820 South Frontage Road from mile point 23.966 east to City Limits at mile point 24.265:	45 mph
Control 364-01 State Highway 121 East and Westbound Frontage Road from mile point 20.389 east .616 miles to City Limits at mile point 19.773:	45 mph
Mid-Cities Boulevard from its intersection with Rufe Snow Drive to its intersection with Davis Boulevard (FM Road 1938):	40 mph

Council had no questions for staff.

COUNCIL MEMBER LOMBARD MOVED TO APPROVE ORDINANCE NO. 3411. COUNCIL MEMBER WELCH SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

F. GENERAL ITEMS

F.1 CONSIDER RESOLUTION NO. 2016-018, APPROVING REIMBURSEMENT FOR MEADOW LAKES DRIVE EXTENSION NOT TO EXCEED 1,000,000.

APPROVED

Director of Finance Kent Austin presented the item. The purpose of the resolution is to procure funds for the acquisition of rights of way and installation of streets for the Meadow Lakes Drive extension project. Approval of the reimbursement resolution will allow the city to bid and award contracts for the project before receipt of bond proceeds. Any interim funding will be repaid upon receipt of Certificates of Obligation bond proceeds.

Managing Director Mike Curtis stated that the purpose of the project is to close off the intersection of LaRue at Rufe Snow, which will allow the City to extend Meadow Lakes that will tie into LaRue on the east side of Rufe Snow. Currently the intersections of Meadow Lakes and La Rue at Rufe Snow are offset. Upon completion of the construction, vehicular traffic will be able to access future retail area (former library and municipal court buildings) on the frontage road along IH 820.

Council had no questions for staff.

COUNCIL MEMBER TURNAGE MOVED TO APPROVE RESOLUTION No. 2016-018. COUNCIL MEMBER WRIGHT OUJESKY SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

F.2 CONSIDER ORDINANCE NO. 3412, APPOINTING THE JUDGE AND ALTERNATE JUDGES OF THE MUNICIPAL COURT OF RECORD.

APPROVED

City Manager Mark Hindman presented the item. Pursuant to Chapter 30 of the Texas Government Code, the judge and alternate judges shall be appointed by the City Council by ordinance. The ordinance provides for the appointment of Stewart Bass for a term of two years, compensation and option to participate in the City's employee group health plan. The ordinance also provides for the appointment of alternate judges Glynnis McGinty and Lorraine Irby for a term of two years.

Council had no questions for staff.

COUNCIL MEMBER LOMBARD MOVED TO APPROVE ORDINANCE No. 3412. COUNCIL MEMBER WELCH SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0

G. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON THE WORK SESSION AGENDA

Mayor Trevino announced that no action is necessary as the result of discussion in Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Wright Oujesky made the following announcements.

Join us for the grand opening of your new City Hall on May 13. There will be an open house starting at 3:00 p.m. and a ribbon cutting ceremony starting at 6:00 p.m. A Sounds of Spring concert featuring Beatles tribute band "The Eggmen" will also be held at the City Hall Plaza starting at 7:00 p.m. Admission is free. Please visit our website or call City Hall for more information.

A runoff for the 2016 Democratic and Republican Primaries will be held on May 24. Early voting for runoff will take place May 16 through 20 at the Dan Echols Center. For a list of early voting times and locations, or to view a sample ballot, call the Tarrant County Elections office or visit their website.

Keep NRH Beautiful invites you to participate in the "I Dig My Garden" photo contest. Entries are being accepted now through July 31, 2016. Winning photos will be displayed on the city's website and the winner from each category will receive a \$25 gift card from a local plant nursery. Find an entry form and more information on our website or by calling the Neighborhood Services Department.

Kudos Korner – Josh Oler, Frank Garcia, Dillon James, Corey Bain, Randy Vastine, John Bitner, Wayne Estep, Robert Schenk, Julian Munoz and Miguel Medrano in the Public Works Department – A citizen emailed his appreciation for the crew that repaired his street. He said that Josh, the crew supervisor, took time to explain the process and everyone was exceptionally nice and helpful. He said these dedicated city employees and their outstanding customer service make North Richland Hills great.

I. ADJOURNMENT

Mayor Trevino, with the assistance of all elected officials (former and current), adjourned the meeting at 8:11 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary