

**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
JUNE 27, 2022**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of June at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

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| Present: | Tito Rodriguez | Mayor Pro Tem, Place 1 |
| | Rita Wright Oujesky | Place 2 |
| | Suzy Compton | Place 3 |
| | Mason Orr | Place 4 |
| | Scott Turnage | Associate Mayor Pro Tem, Place 6 |
| | Kelvin Deupree | Deputy Mayor Pro Tem, Place 7 |

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| Absent: | Oscar Trevino | Mayor |
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| Vacancy: | Place 5 |
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| Staff Members: | Mark Hindman | City Manager |
| | Paulette Hartman | Deputy City Manager |
| | Karen Manila | Assistant City Manager |
| | Jimmy Perdue | Director of Public Safety |
| | Alicia Richardson | City Secretary |
| | Maleshia B. McGinnis | City Attorney |

CALL TO ORDER

Mayor Pro Tem Rodriguez called the meeting to order at 6:00 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Council member Compton inquired about item C.1, ZC21-001. She asked what the house sizes would be for this development. Director of Planning Clayton Comstock shared with City Council that the minimum dwelling unit size is 2,000 square feet.

Council member Compton also inquired about item C.2, ZC22-0028. In the minutes of the Planning and Zoning Commission, the applicant indicated their intent is to construct a masonry screening fence. She wants to ensure the applicant constructs a masonry screening fence. Mr. Comstock informed City Council that the City's Subdivision

Ordinance does not require a masonry screening wall adjacent to a minor collector street (C2U). The applicant could construct a wood fence for the screening wall. The applicant has indicated that their intent is to construct a masonry screening wall along Shady Grove Road.

2. DISCUSSION OF THE CITY'S LOCAL OPTION HOMESTEAD EXEMPTION.

Director of Finance Mark Mills shared that staff previously provided a presentation to City Council regarding the city's local option homestead exemption. At this meeting, staff was directed to bring back additional information to show properties valued at \$250,000/\$450,000/\$650,000 with homestead exemptions beginning at 16% and increasing by one percent to 20%. Mr. Mills shared that Tarrant County estimates the residential property values will increase 20% and the school districts are estimated to increase 19% (Birdville) and 22% (Keller). The increase in property values is seen statewide and the state average is +24%.

The city's current homestead exemption is 15%. The following regional cities have homestead exemptions Arlington (20%), Euless (20%), Fort Worth (20%), Grapevine (20%), Hurst (20%), Keller (20%), Southlake (20%), and Haltom City (10%). The cities of Bedford, Colleyville Richland Hills, and Watauga do not offer homestead exemptions. Mr. Mills shared that the total appraised value distribution is comprised of residential homestead (48%), residential non-homestead (17%), commercial (34%), and industrial/mineral/agricultural (1%). Only homestead residential properties will benefit from the increase in the homestead exemption.

During City Council's discussion at their May 18 meeting, Mayor Trevino requested that staff bring back information showing the percentage of total residential accounts with tax ceilings over the past five years. The percentage of total residential accounts with a tax ceiling is 24.6% (FY 2018), 26.0% (FY 2019), 27.4% (FY 2020), 27.4% (FY 2021), and 28.3% (FY 2022). The percentage of homestead accounts that have a tax ceiling for the past five years is 35.6% (FY 2018), 36.4% (FY 2019), 38.2% (FY 2020), 40.2% (FY 2021), and 41.3% (FY 2022).

Mr. Mills shared that the ordinance on the regular agenda for City Council's consideration includes an exemption for 20%.

City Council concurred to move forward with increasing the homestead exemption to 20%.

EXECUTIVE SESSION

1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 6600 DAVIS BOULEVARD

Mayor Pro Tem Rodriguez announced at 6:16 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 6600 Davis Boulevard. Executive Session began at 6:20 p.m. and concluded at 6:39 p.m.

Mayor Pro Tem Rodriguez announced at 6:39 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor Pro Tem Rodriguez called the meeting to order June 27, 2022 at 7:00 p.m.

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| Present: | Tito Rodriguez | Deputy Mayor Pro Tem, Place 1 |
| | Rita Wright Oujesky | Place 2 |
| | Suzy Compton | Place 3 |
| | Mason Orr | Mayor Pro Tem, Place 4 |
| | Scott Turnage | Associate Mayor Pro Tem, Place 6 |
| | Kelvin Deupree | Deputy Mayor Pro Tem, Place 7 |

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| Absent: | Oscar Trevino | Mayor |
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| Vacancy: | Place 5 |
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| Staff Members: | Mark Hindman | City Manager |
| | Alicia Richardson | City Secretary |
| | Maleshia B. McGinnis | City Attorney |

A.1 INVOCATION

Deputy Mayor Pro Tem Rodriguez gave the invocation.

A.2 PLEDGE

Deputy Mayor Pro Tem Rodriguez 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

There were no requests to speak from the public.

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 ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE JUNE 13, 2022 REGULAR CITY COUNCIL MEETING.

B.2 PLAT22-0022 CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A REPLAT OF LOT 6R1, BLOCK 1, NORTH EDGELY ADDITION, BEING 1.65 ACRES LOCATED AT 4525 CITY POINT DRIVE.

B.3 CONSIDER AWARDED A CONTRACT TO BCAC UNDERGROUND LLC FOR RFB 22-020 MANHOLE - SPRAYED APPLIED EPOXY LINER INSTALLATION SERVICES IN AN AMOUNT NOT TO EXCEED \$432,375.00.

B.4 CONSIDER AWARDED A CONTRACT TO GROD CONSTRUCTION, LLC FOR RFB 22-021 MANHOLES - CONCRETE CURED -IN-PLACE MANHOLE IN AN AMOUNT NOT TO EXCEED \$108,200.00.

C. PUBLIC HEARINGS

C.1 ZC21-0001, ORDINANCE NO. 3742, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPIRITAS GROUP LP FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-PD (RESIDENTIAL PLANNED DEVELOPMENT) AT 6744 BURSEY ROAD, BEING 26.042 ACRES DESCRIBED AS TRACTS 1A, 1A1, 1A2A, AND 1A6, THOMAS SPRONCE SURVEY, ABSTRACT 1399.

APPROVED

Mayor Pro Tem Rodriguez opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 26.042 acres located at 6744 Bursey Road. The area is designated on the Comprehensive Land Use Plan as retail commercial on Rufe Snow Drive frontage and the remainder of the property is low density residential. The current zoning for the property is C-1 commercial and R-3 single-family residential. Mr. Comstock provided site photos of the property.

Applicant Steve Spiritas, Managing Partner of Spiritas Group LP, shared that they have owned the property since 1993. They are requesting to rezone 26 acres to R-PD residential planned development. The development will include 93 home sites and approximately 2.96 acres of open space. The open space has some design constraints due to the large easement owned by Atmos Gas Company. The open space will include a shade pavilion, playground equipment and a jogging/bike trail that will follow along the easement. Mr. Spiritas stated that they selected David Weekly Homes as the builder for the development. In attendance with him tonight are representatives from Weekly Homes and their engineering team from Westwood Professional Services.

Mr. Cole Cappel, Westwood Professional Services, 2901 Dallas Parkway, Plano, Texas stated that the development includes a variety of screening walls to provide an open concept. He reviewed the conceptual plan for the entry monument signs, open space, screening walls, bike trail, and landscaping. The trail will connect to the subdivisions located to the south and north. He stated that they placed the 70' lots to the east and south to provide a nice transition for lots located to the north.

Mr. Larry Jackson, David Weekly Homes, 3301 North Interstate 35E, Carrollton, Texas reviewed the proposed elevations. He shared that the front entry garage doors would be adjusted. The elevations shown tonight will have a lot of variation and the same design will be separated by four to five houses. They met with surrounding homeowners and agreed that the second floor windows would not look into the backyards of adjacent neighbors.

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In response to Associate Mayor Pro Tem Turnage's drainage question, Mr. Cappel stated there are two different drainage areas with one going to the northeast and the other to the southwest. He mentioned that they can tie into existing drainage facilities.

Council member Wright Oujesky inquired about the small space located in the open/green space. She asked if the open/green space will be irrigated and if there will be a homeowners association.

Mr. Cappel stated that a homeowner's association will be established and responsible for maintaining the open spaces with irrigation.

Council member Wright Oujesky inquired about the building materials and color schemes. She asked Mr. Jackson if there will be other colors besides cream and brown. Mr. Jackson stated they have a design department in their office and the consultants work with the customers. He said that houses will include other colors in addition to cream and brown.

Mr. Comstock presented staff's report. The request is for a 26.04 acre tract with 93 single-family lots with connectivity to adjacent neighborhoods. The development will have a centralized two-acre open space lot, perimeter landscape setbacks on Rufe Snow Drive and Bursey Road, and varied fencing and screening to include a 6' masonry screening wall, 6' ornamental metal fence, and 8' privacy fence. The single family lots include 50, 60, and 70 foot lot widths. The central open space lot will include a shade pavilion and playground facilities, and a concrete trail connecting open spaces to Bursey Road. A homeowner's association will be responsible for the maintenance of all open space areas. The applicant addressed comments from the Planning and Zoning Commission related to trail alignment and side yard setbacks. The landscaping plan includes 279 large trees at build-out, a minimum of ten (10) shrubs in the front yard and required irrigation. Mr. Comstock reviewed the building design standards that includes a minimum dwelling unit size of 2,000 square feet; anti-monotony standards for building elevations and floor plans; required decorative architectural elements; enhanced driveway finish materials; decorative garage doors; prohibited windows on second story adjacent to Foster Village and Western Oaks; and a required homeowner architectural review committee. The Planning and Zoning Commission, at their June 2, 2022 meeting, recommended approval with a vote of 6-0.

Council member Compton asked if the north side of Bursey and west side of Rufe Snow have sidewalks. Mr. Comstock informed City Council there are existing sidewalks on Bursey and Rufe Snow, and that the sidewalk on Bursey would be replaced with a wider sidewalk.

In response to Deputy Mayor Pro Tem Deupree's question, Mr. Comstock stated that the

development would have scattered mailboxes, which do not require parking spots.

Mayor Pro Tem Rodriguez asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. Mr. William Thorne, 412 Ridgeway Drive, Keller, Texas spoke in favor of the development.

Mayor Pro Tem Rodriguez asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one else wishing to speak, Mayor Pro Tem Rodriguez closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3742.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC22-0028, ORDINANCE NO. 3743, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HAT CREEK DEVELOPMENT FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8316, 8320, 8340, AND 8400 SHADY GROVE ROAD, BEING 18.73 ACRES DESCRIBED AS LOT 1, BLOCK 1, PACE ACRES ADDITION; TRACTS 1 AND 2, THOMAS PECK SUBDIVISION; AND TRACT 3, THOMAS PECK SURVEY, ABSTRACT 1209.

APPROVED

Mayor Pro Tem Rodriguez opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 18.73 acres located at 8316, 8320, 8340, and 8400 Shady Grove Road. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is agricultural. Mr. Comstock provided site photos of the property.

Applicant Kosse Maykus, Hat Creek Development Company, 421 Smith, Grapevine, Texas presented the item. He stated they have been looking to develop in North Richland Hills. They propose to rezone four properties to construct a single-family neighborhood. Mr. Maykus clarified that he is committed to constructing a masonry wall along Shady Grove Road. Due to timing, he informed City Council they did not have time to prepare a layout of the neighborhood to accompany the zoning change. The lots will be a minimum of 72.5 feet by 110 feet deep. The lot size allows them to construct a 3,000 square foot single-story residence with a three-car garage.

Mr. Comstock presented staff's report. The applicant is requesting a zoning change for

R-2 single-family residential. This request is different than the previous item that had a lot of robust standards. Mr. Comstock stated that R-2 is the predominate zoning district in the area. The minimum standards of R-2 single-family residential include 9,000 square foot lot; lot dimensions being 72.5 feet wide by 110 feet in depth; 2,000 square foot home, and setbacks that include a 20 foot front yard, 10 foot and 6 foot side (variable), and 10 foot rear yard with 20% rear yard open space. The Planning and Zoning Commission, at their June 2, 2022 meeting, recommended approval with a vote of 6-0.

Mayor Pro Tem Rodriguez asked the 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 Pro Tem Rodriguez asked if there was anyone in the audience wishing to speak on the item to come forward.

Ms. Laurie Holmes, 8416 Park Brook Court, spoke in opposition to the request. She stated her concerns with drainage, the easement behind her home, adjacent neighbors looking into her backyard, impact on school zones and Liberty Elementary. Ms. Holmes asked who owns the easement behind her property.

Mr. Don Duplantis, 8417 Park Brook Court, expressed his concern with the drainage ditches. There are two areas that slant into his backyard. He also has a culvert that takes up part of his backyard and at his expense he installed a sub-pump to remove the drainage. Mr. Duplantis asked how the development will address drainage.

There being no one else wishing to speak, Mayor Pro Tem Rodriguez closed the public hearing.

Deputy Mayor Pro Tem Deupree asked staff to provide more information about the drainage issues expressed during the public hearing.

Mr. Comstock explained the process and difference between items C.1 (PD planned development) and C.2 (R2 single-family residential). The applicant for C.1 requested waivers/variances from the minimum standards for R-2 that included smaller and shallower lots. Mr. Comstock stated the zoning change for item C.2, if approved, will be followed with preliminary engineering and a preliminary plat. The preliminary plat is considered by the Planning and Zoning Commission and City Council. If the preliminary plat receives approval by City Council, the request goes to final engineering that is reviewed by the city's engineering department for compliance with the city's development standards. Upon completion of city staff review, the final plat is considered by the Planning and Zoning Commission and City Council.

Director of Public Works Caroline Waggoner shared that staff provided information in the agenda packet regarding the drainage. Approximately 200 acres outfalls into the site

and discharges to the south in to a receiving drainage system between Spence Court and Parkbrook Court and under North Tarrant Parkway in box culverts. When Forest Glenn North was developed they accounted for the upstream development. The proposed development (formerly Pace Property) was not included in the development and accepted the water into the natural channel. The applicant has an engineer that is aware of the scope of the drainage and need to convey through the site. All developments are required to comply with city's criteria regarding drainage, which includes no adverse impact to properties upstream or downstream. While a complicated situation, it is manageable for a subdivision of this size.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3743.

MOTION TO APPROVE CARRIED 6-0.

C.3 ZC22-0027, ORDINANCE NO. 3744, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PATRICK HOLLER FOR A ZONING CHANGE FROM AG (AGRICULTURAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 8609 TIMBER DRIVE, BEING 2.399 ACRES DESCRIBED AS LOT 3, HOLDER SMITHFIELD ESTATES, AND TRACT 7A5, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Mayor Pro Tem Rodriguez opened the public hearings for item C.3, and companion item C.4, and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 2.399 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 AG agricultural and R-1 single-family residential. The companion item is a replat for three single-family residential lots. Mr. Comstock provided site photos of the property.

Property owner Patrick Holler, 8609 Timber Drive, presented request. He stated that he owns the entire tract of land and is requesting to rezone and replat the property. He will construct a new home on one lot, his friend will construct a home on a second lot and he plans to sell the third lot. Mr. Holler visited with neighbors surrounding his property and he did not receive any opposition and there were no public comments at the Planning and Zoning Commission.

Mr. Comstock presented staff's report. The purpose of the zoning change is to allow a subdivision plat for three lots as proposed by the applicant. Lots 3R1 and 3R2 (located at

the back) would need flagpole extensions to Timber Drive. The properties will share a common-access easement and drainage/utility easement. The access easement has a turnaround for driveway and vehicular turnaround. The zoning ordinance and subdivision regulations require a minimum of 50 feet of frontage on a public street. The proposed lots 3R1 and 3R2 have 14.5 feet and 12.7 feet of street frontage, respectively. The owner is requesting a waiver of the standard to approve the lots as presented. Mr. Comstock provided examples of flag lot properties. The Development Review Committee did not recommend approval of the three-lot plat. The Development Review Committee would be in favor and recommend approval of a two-lot plat with a waiver of the street frontage standard for one lot. The Planning and Zoning Commission, at their June 16, 2022 meeting, recommended approval with a vote of 6-0 for the zoning change. The Planning and Zoning Commission, with a vote of 4-2, recommended approval of PLAT22-0021 for a three-lot plat with a waiver to the street frontage requirements and all other conditions outlined in the Development Review Committee comments.

Associate Mayor Pro Tem Turnage clarified approval of the zoning change does not have any bearing on item C.4, PLAT22-0021. Mr. Comstock confirmed the approval of the zoning change to R-1 will require future plats meet R-1 standards.

Council member Wright Oujesky asked if the two-lot plat was discussed with Mr. Holler, and if so, what was his response. Mr. Comstock stated the applicant wished to move forward with the three-lot plat.

Mr. Holler stated that he lives in the existing home Lot 3R. He plans to sell the third lot and use the funds to build his new home and the drive.

Council member Compton asked if the fire department vehicles would be able to access the properties. Mr. Comstock stated that the properties would share one long driveway. The fire marshal has reviewed and approved access for public safety.

Mayor Pro Tem Rodriguez asked the 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 Pro Tem Rodriguez asked if there was anyone in the audience wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Pro Tem Rodriguez closed the public hearing.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO AAPPROVE ORDINANCE NO. 3744.

MOTION TO APPROVE CARRIED 6-0.

C.4 PLAT22-0021 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WINDROSE LAND SERVICES FOR A REPLAT OF LOTS 3R, 3R1, AND 3R2, HOLDER SMITHFIELD ESTATES, WITH A VARIANCE TO THE STREET FRONTAGE REQUIREMENTS, BEING 2.399 ACRES LOCATED AT 8609 TIMBER DRIVE.

DENIED

This item was presented in conjunction with item C.3.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO DENY PLAT22-0021.

MOTION TO DENY CARRIED 6-1; WITH DEPUTY MAYOR PRO TEM DEUPREE VOTING AGAINST.

D. PLANNING AND DEVELOPMENT

There were not items for this category.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

F.1 CONSIDER ORDINANCE NO. 3745, AMENDING CHAPTER 74, ARTICLE II, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES TO INCREASE THE RESIDENCE HOMESTEAD EXEMPTION FROM AD VALOREM TAXES AS AUTHORIZED BY SECTION 11.13(N) OF THE TEXAS PROPERTY TAX CODE.

APPROVED

Director of Finance Mark Mills presented item. City Council received a presentation by staff at their May 18 and June 27 work session meetings regarding the city's residence homestead exemption. Residential property values are up across the state and Tarrant County expects an increase of 20%. The city's current homestead exemption is 15% and the maximum allowed is 20%. The following regional cities have homestead exemptions Arlington (20%), Euless (20%), Fort Worth (20%), Grapevine (20%), Hurst (20%), Keller (20%), Southlake (20%), and Haltom City (10%). The cities of Bedford, Colleyville Richland Hills, and Watauga do not offer homestead exemptions. In order to qualify for a homestead exemption, (1) a person must have ownership in the property; (2) the property is the individual's principal residence; and (3) can not a person can not claim an

exemption on another residence homestead in or outside Texas. An increase in the homestead exemption lowers the taxable value of a homestead property, there by reducing the taxes.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER ORR TO APPROVE ORDINANCE NO. 3745, AMENDING CHAPTER 74, ARTICLE II, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES TO INCREASE THE RESIDENCE HOMESTEAD EXEMPTION FROM AD VALOREM TAXES AS AUTHORIZED BY SECTION 11.13(N) OF THE TEXAS PROPERTY TAX CODE FROM 15% TO 20%.

MOTION TO APPROVE CARRIED 6-0.

F.2 CONSIDER RESOLUTION NO. 2022-027, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION IN AN AMOUNT NOT TO EXCEED \$3,850,000

APPROVED

Director of Finance Mark Mills presented item. If approved, Resolution No. 2022-027, authorizes the publication of notice of intention to issue certificates obligation in an amount not to exceed \$3,875,000. The certificates of obligation will provide funding for an ambulance replacement (\$385,000), Big Fossil interceptor rehabilitation project (\$2,510,000), and Tyson 12" and 10" sewer by-pass line (\$3,805,000).

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OIJESKY TO APPROVE RESOLUTION NO. 2022-027, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION IN AN AMOUNT NOT TO EXCEED \$3,875,000.

MOTION TO APPROVE CARRIED 6-0.

F.3 CONSIDER ORDINANCE NO. 3746, TERMINATING NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 1/1A, AUTHORIZING THE DISTRIBUTION OF TAX INCREMENT FUNDS OF THE ZONE TO TAXING ENTITIES PARTICIPATING IN THE ZONE, AND APPROVING OTHER NECESSARY AND RELATED ACTIONS.

APPROVED

Director of Finance Mark Mills presented item. The North Richland Hills Tax Increment Reinvestment Zone Number 1, known as TIF 1 was created in 1998. In 2009, TIF 1 was

expanded to include a total of 392 acres along Boulevard 26, Rufe Snow and Glenview Drive, known as TIF 1A. The participating entities of both TIFs include North Richland Hills, Birdville Independent School District, Tarrant County, Tarrant County College and Tarrant County Hospital District. Each entity contributed property tax revenue generated from increased property values within the TIF to provide project funding. All associated projects are complete, associated costs for such project have been paid, and the associated certificates of obligation have been retired. Ordinance No. 3746 terminates the Board of Directors and authorizes the city manager to distribute all money in the tax increment fund to the participating entities based on their property tax percentage contribution.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE ORDINANCE NO. 3746, TERMINATING NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 1/1A, AUTHORIZING THE DISTRIBUTION OF TAX INCREMENT FUNDS OF THE ZONE TO TAXING ENTITIES PARTICIPATING IN THE ZONE, AND APPROVING OTHER NECESSARY AND RELATED ACTIONS.

MOTION TO APPROVE CARRIED 6-0.

F.4 CONSIDER ORDINANCE NO. 3747, TERMINATING NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 2, AUTHORIZING THE DISTRIBUTION OF TAX INCREMENT FUNDS OF THE ZONE TO TAXING ENTITIES PARTICIPATING IN THE ZONE, AND APPROVING OTHER NECESSARY AND RELATED ACTIONS.

APPROVED

Director of Finance Mark Mills presented the item. The North Richland Hills Tax Increment Reinvestment Zone Number 2, known as TIF 2 was created in 1999 to provide public improvements for a library, recreation center, conference center, and infrastructure improvements. The participating entities include North Richland Hills, Tarrant County, Tarrant County College, and Tarrant County Hospital District. Each entity contributed property tax revenue generated from increased values within the TIF to provide project funding. The library and recreation projects were completed in 2008 and 2012, respectively. Upon notice from Tarrant County College that they no longer intended to pursue a performing arts center, the TIF Board of Directors amended the project and finance plans to remove the performing arts center. With the removal of the performing arts center, all associated projects are complete and sufficient funding available to satisfy all outstanding obligations. The Board recommended to City Council to take necessary actions to formally close TIF 2. Ordinance No. 3747 terminates the Board of Directors and authorizes the city manager to distribute all money in the tax increment fund to the

participating entities based on the Board's recommendation and each entities' property tax percentage contribution.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3747, TERMINATING NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 2, AUTHORIZING THE DISTRIBUTION OF TAX INCREMENT FUNDS OF THE ZONE TO TAXING ENTITIES PARTICIPATING IN THE ZONE, AND APPROVING OTHER NECESSARY AND RELATED ACTIONS.

MOTION TO APPROVE CARRIED 6-0.

F.5 CONSIDER RESOLUTION NO. 2022-028, APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS AND COMMITTEES.

APPROVED

City Secretary/Chief Governance Officer Alicia Richardson presented item. Mayor Trevino and Council members Wright Oujesky and Orr forwarded their appointment recommendations to coincide with their places on the City Council. The nominees also include Deputy Mayor Pro Tem Deupree's recommendation for a vacancy on the Parks and Recreation Board. Associate Mayor Pro Tem Turnage's recommendations will come forward at a future meeting.

KEEP NORTH RICHLAND HILLS BEAUTIFUL COMMISSION

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| Kathleen Kaiser | Place 4 | June 30, 2024 |
| Steve Chaney | Alternate | June 30, 2024 |

LIBRARY BOARD

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| Pam Donahoo | Place 2 | June 30, 2024 |
| Holly Mitchell | Place 4 | June 30, 2024 |
| Margaret Nilz | Alternate | June 30, 2024 |

PARK AND RECREATION BOARD

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| Kate Beck | Place 2 | June 30, 2024 |
| Vanessa Copeland | Place 4 | June 30, 2024 |
| Russ Murdock (fulfill vacancy) | Place 7 | June 30, 2023 |
| Sammy Robison | Alternate | June 30, 2024 |

PLANNING & ZONING COMMISSION AND CAPITAL IMPROVEMENT ADVISORY COMMITTEE

| | | |
|-----------|---------|---------------|
| Jay Risky | Place 2 | June 30, 2024 |
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| Gregory Stamps | Place 4 | June 30, 2024 |
| Jared Ross | Ex-Officio | June 30, 2024 |

SUBSTANDARD BUILDING BOARD

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| Bill Wait | Place 2 | June 30, 2024 |
| Michael Gist | Place 4 | June 30, 2024 |

TEEN COURT ADVISORY BOARD

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| Janet Golightly | Place 2 | June 30, 2024 |
| Mandi Sullins | Place 4 | June 30, 2024 |

ZONING BOARD OF ADJUSTMENT

| | | |
|-------------|---------|---------------|
| Steve Koons | Place 4 | June 30, 2024 |
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Capital improvement Projects Committee

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| Mason Orr | Member | June 30, 2024 |
| Suzy Compton | Member | June 30, 2024 |
| Kelvin Deupree | Member | June 30, 2024 |
| Oscar Trevino | Alternate | June 30, 2024 |

CONSTRUCTION CODE BOARD OF APPEALS

| | | |
|----------------|---------|---------------|
| Kurt Cameron | Place 2 | June 30, 2024 |
| Marc Trevino | Place 4 | June 30, 2024 |
| Heath Kirkwood | Place 6 | June 30, 2024 |

CIVIL SERVICE COMMISSION

| | | |
|------------------|---------------------------------|---------------|
| September Daniel | Position 2 - Fire Association | June 30, 2023 |
| Marvin Smith | Position 4 - Police Association | June 30, 2024 |
| Richard Roby | Ex-Officio | June 30, 2024 |

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

| | | |
|----------------------------------|----------------------|---------------|
| Darlisa Diltz | Business Development | June 30, 2024 |
| Stefanie Seybert | Manufacturing | June 30, 2024 |
| Jay Redford | Real Estate | June 30, 2024 |
| Mike Vasquez | Real Estate | June 30, 2024 |
| Mark Wood | Real Estate | June 30, 2024 |
| Jay Garrison (fulfill vacancy) | Office/Service | June 30, 2023 |
| Mikhail Orlov (fulfill vacancy) | Retail | June 30, 2023 |
| Joshua Fichter (fulfill vacancy) | New Car Dealership | June 30, 2023 |

PARK AND RECREATION FACILITIES DEVELOPMENT CORPORATION

| | | |
|--------------------------------|---------|---------------|
| Oscar Trevino | Place 1 | June 30, 2024 |
| Tracye Lewis | Place 5 | June 30, 2024 |
| Casey Daniel (fulfill vacancy) | Place 6 | June 30, 2023 |
| Kate Beck | Place 7 | June 30, 2024 |

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2022-028, AS PRESENTED AND DISCUSSED.

MOTION TO APPROVE CARRIED 6-0.

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

Mayor Pro Tem Rodriguez announced there was no action necessary as the result of Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Deputy Mayor Pro Tem Deupree made the following announcements.

The Northeast Tarrant Chamber is hosting the annual Family 4th Fireworks Show on Monday, July 4. Attendees will enjoy fireworks starting at approximately 9:30 p.m. Free parking will be available at the BISD Plaza in North Richland Hills and Wiley G. Thomas Coliseum in Haltom City. You can find more information on our website or by contacting the Northeast Tarrant Chamber of Commerce.

City Hall and other non-emergency city offices will be closed on the Fourth of July. NRH2O Family Water Park, Iron Horse Golf Course and the NRH Centre will be open. Garbage and recycling will not be collected on the holiday. Monday collections will be made on Tuesday and Tuesday collections will shift to Wednesday.

Kudos Korner - Nathan Frohman in Public Works - A resident emailed his appreciation for Nathan's assistance with a drainage issue on his property. He was grateful that Nathan took the time to speak with and listen to both neighbors and to encourage compromise. He said that Nathan's suggestions and arbitration skills were outstanding

and he is a “positive asset to the City of NRH Engineering Department.”

I. ADJOURNMENT

Mayor Pro Tem Rodriguez adjourned the meeting at 8:57 p.m.

Tito Rodriguez, Mayor Pro Tem

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer