

**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
FEBRUARY 24, 2025**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 24th day of February at 5:30 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Deputy Mayor Pro Tem, Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
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 5:30 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Mayor McCarty said he received an email regarding a video that a member of the public wants to show during citizens presentation. He asked Council members for their perspective regarding videos during citizens presentation.

City Attorney Bradley Anderle informed City Council this item is posted for clarification of regular items posted for the City Council meeting. The procedural question posed by Mayor McCarty falls outside the scope of the posted item.

2. QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING DECEMBER 31, 2024.

City Council received a presentation from Director of Budget and Research Chase

Fosse.

Mayor McCarty asked staff if the city has the ability to post a report(s) for monthly accounts payable and registered vendors on the city's website.

Assistant City Manager Trudy Lewis said that staff is reviewing options with the city's current software and would provide City Council with an update in the coming months.

3. DISCUSS NORTH RICHLAND HILLS TRAFFIC SIGNAL TECHNOLOGY AND CAPABILITIES.

City Council received a presentation from Director of Public Works Boe Blankenship on the City's traffic signal technology.

4. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE, OR CITIZEN.

City Manager Paulette Hartman introduced Cori Reaume, the city's new Director of Planning.

FUTURE AGENDA ITEM(S)

Council member Blake asked staff if they have the ability to provide analytics for City Council meetings that are live streamed. He proposed to place an item on a future meeting for staff to discuss the live stream of meetings on Facebook and analytics for live stream meetings of the City Council.

There being no opposition, staff will add an item on a future agenda to discuss live streams and present analytics of the live streamed meetings.

CITY MANAGER REPORT PROVIDING AN UPDATE ON THE EFFICIENCY STUDY REQUEST FOR PROPOSALS (RFP) AND MARCH MEETING SCHEDULE.

Ms. Hartman said the city received thirteen (13) responses for the permitting audit, twelve (12) responses for the Information Technology audit, and eight (8) responses for the fleet services audit. Staff will review the submitted proposals, schedule a meeting with the council committee to review the proposals, and bring forward a recommendation for award by the April 14th City Council meeting.

Ms. Hartman reminded City Council of the upcoming March 3 and March 24 City Council meetings.

EXECUTIVE SESSION

1. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY AT (1) 5301 DAVIS BOULEVARD AND (2) 6504, 6508, 6512, 6516 SMITHFIELD ROAD AND 6517 CENTER STREET**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS AT (1) 5301 DAVIS BOULEVARD AND (2) 6504, 6508, 6512, 6516 SMITHFIELD ROAD AND 6517 CENTER STREET**
3. **SECTION 551.074: PERSONNEL MATTERS TO DISCUSS DUTIES OF PUBLIC EMPLOYEES - CITY SECRETARY/CHIEF GOVERNANCE OFFICER.**

Mayor McCarty announced at 6:02 p.m. that the City 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 at (1) 5301 Davis Boulevard and (2) 6504, 6508, 6512, 6516 Smithfield Road and 6517 Center Street, Section 551.087: Deliberation regarding Economic Development negotiations at (1) 5301 Davis Boulevard and (2) 6504, 6508, 6512, 6516 Smithfield Road and 6517 Center Street, and Section 551.074: Personnel Matters to discuss duties of public employees - City Secretary/Chief Governance Officer. Executive Session began at 6:09 p.m. and concluded at 6:40 p.m.

Mayor McCarty announced at 6:40 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order February 24, 2025 at 7:00 p.m.

Present:	Jack McCarty	Mayor
	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Deputy Mayor Pro Tem, Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Associate Mayor Pro Tem Rodriguez gave the invocation.

A.2 PLEDGE

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

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

A.3.a CEREMONIAL OATH OF OFFICE - CHIEF OF POLICE JEFF GARNER

City Manager Paulette Hartman administered the ceremonial Oath of Office to Chief of Police Jeff Garner.

A.4 CITIZENS PRESENTATION

Deputy Mayor Pro Tem Vaughn called for a parliamentary inquiry. He asked Mayor McCarty what rule prohibits a video from being played during citizens presentation, because the city has played videos and presentations at City Council meetings.

Mayor McCarty said to minimize risk to the city's infrastructure, it is the city's practice to prohibit videos, use of flash drives, and embedded links on city property during citizens presentations. The Birdville Independent School District was the exception when they provided information on a bond election.

Associate Mayor Pro Tem Rodriguez called for a parliamentary inquiry. He asked Mayor McCarty who controls the meeting.

Mayor McCarty confirmed that the mayor presides over City Council meetings.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN TO APPEAL THE RULING OF THE CHAIR.

THE MOTION FAILED 5-2; WITH COUNCIL MEMBERS RODRIGUEZ, COMPTON, MITCHELL, ASSOCIATE MAYOR PRO TEM RODRIGUEZ, AND MAYOR PRO TEM DEUPREE VOTING AGAINST AND DEPUTY MAYOR PRO TEM VAUGHN AND COUNCIL MEMBER BLAKE VOTING IN FAVOR.

Dustin Perkins, 2125 Shady Grove Drive, Bedford, Texas 76021 requested the City Council create a NRH Arts Theatre Grant Program utilizing Hotel Occupancy Tax and place an item on the next agenda for consideration.

Bill Finstad, 7701 Terry Drive, presented a petition (signed by 32 people) requesting a four-way stop sign at Terry Drive and North College Circle.

A.5 PUBLIC COMMENTS

There were no requests to speak from the public.

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

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

- B.1 APPROVE THE MINUTES OF THE FEBRUARY 10, 2025 CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE PURCHASE OF TWO 2025 FORD PICK-UP TRUCKS, ONE 2024 FORD PASSENGER VAN, AND ONE 2024 FORD PICK-UP TRUCK IN THE COMBINED TOTAL AMOUNT OF \$334,779.06 FROM SAM PACK'S FIVE STAR FORD-CARROLLTON, UTILIZING BUYBOARD CONTRACT #724-23.**
- B.3 AUTHORIZE THE EXECUTION OF AMENDMENT NO. 1 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH WIRELESS WATCHDOGS, LLC FOR THE PURCHASE OF MANAGED MOBILITY SERVICES AND RATIFY PREVIOUS PURCHASES TOTALING \$46,273 UTILIZING THE INTERLOCAL PURCHASING SYSTEM (TIPS) COOPERATIVE AGREEMENT FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$81,250 THROUGH FISCAL YEAR 2026.**
- B.4 AUTHORIZE THE PURCHASE OF ANNUAL HARDWARE AND SOFTWARE MAINTENANCE AND ADDITIONAL TECHNOLOGY PURCHASES THROUGH THE DEPARTMENT OF INFORMATION RESOURCES COOPERATIVE AGREEMENT WITH RED RIVER TECHNOLOGY, LLC, FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$2,500,000 THROUGH JANUARY 7, 2030.**

B.5 AUTHORIZE THE PURCHASE OF SIX 2025 FORD F150 PICK-UP TRUCKS AND THREE 2025 FORD F150 4X4 PICK-UP TRUCKS IN THE COMBINED TOTAL AMOUNT OF \$420,166.92 FROM SAM PACK'S FIVE STAR FORD-CARROLLTON, USING H-GAC CONTRACT #VE05-24.

C. PUBLIC HEARINGS

C.1 ZC25-0126, ORDINANCE NO. 3892, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAGLE INC FOR A SPECIAL DEVELOPMENT PLAN FOR AN OFFICE BUILDING AT 6320 SMITHFIELD ROAD, BEING 3.698 ACRES DESCRIBED AS TRACTS 5A AND 5B, JOHN BARLOUGH SURVEY, ABSTRACT 130.

APPROVED

Mayor McCarty opened the public hearing.

Mr. Husband informed City Council the applicant is requesting a special development plan for 3.698 acres, located at 6320 Smithfield Road. The area is designated on the Comprehensive Land Use Plan as Urban Village, and the current zoning is TOD, transit oriented development. Mr. Husband provided site photos of the property.

Applicant representative Matt Shaylor, with Ragle Inc., 10024 Voss Avenue, Fort Worth, Texas presented the request to develop a district office that will serve as a central hub for Ragle Inc. He reviewed proposed improvements for the property.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their February 6, 2025 meeting, recommended approval with a vote of 5-0.

There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ZC25-0126, ORDINANCE NO. 3892.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC24-0120, ORDINANCE NO. 3893, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LIFETIME COMMERCIAL ROOFING FOR A SPECIAL USE PERMIT FOR A CONTRACTOR'S OFFICE WITH SHOP AND GARAGE AT 5109 COMMERCIAL DRIVE, BEING 1.046 ACRES DESCRIBED AS LOT H-R, BLOCK 14, RICHLAND TERRACE ADDITION.

APPROVED

Mayor McCarty opened the public hearing.

Mr. Husband informed City Council the applicant is requesting a special use permit for 1.046 acres located at 5109 Commercial Drive. The area is designated on the Comprehensive Land Use Plan as Retail Commercial, and the current zoning is C-2, Commercial. Mr. Husband provided site photos of the property.

Applicant Joel Webb, Lifetime Commercial Roofing, 1575 Knox Road, Keller, Texas presented the request and reviewed the proposed site. He addressed issues regarding the dumpster enclosure, fire lane, ADA compliance, lighting, and parking spaces.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their February 6, 2025 meeting, recommended approval with a vote of 5-0.

There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE ORDINANCE NO. 3893.

MOTION TO APPROVE CARRIED 7-0.

C.3 ZC24-0121, ORDINANCE NO. 3894, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARTHA CADENA FOR A SPECIAL USE PERMIT FOR A SECONDHAND GOODS DEALER AT 6350 GLENVIEW DRIVE, BEING 1.72 ACRES DESCRIBED AS LOT 20R, BLOCK 4, DIAMOND LOCH ADDITION.

DENIED

Mayor McCarty opened the public hearing.

Mr. Husband informed City Council the applicant is requesting a special use permit for 1.72 acres located at 6350 Glenview Drive. The area is designated on the

Comprehensive Land Use Plan as Retail Commercial, and the current zoning is LR, local retail. Mr. Husband provided site photos of the property.

Applicant representative Jasmine Rangel, 2945 Milby Oaks Drive, Fort Worth, Texas, provided an overview of the request and Juanito's Giving Tree. She addressed concerns-lighting, signage for drop-off, loitering, and refuse bins-discussed at the Planning and Zoning Commission meeting.

Mr. Husband presented staff's report. He informed City Council the city received written opposition from 26% of the properties within 200-foot of the subject property. In accordance with state law, an approval by the City Council requires six (6) affirmative votes. The Planning and Zoning Commission, at their February 6, 2025 meeting, recommended approval with a vote of 4-1.

City Council, staff, and the applicant discussed surrounding secondhand thrift shops, commercial zoned areas in the city; for-profit status; purpose and criteria for special use permits and when the city implemented a special use permit for secondhand goods dealer; if the special use permit runs with the land or the business; hours of operation; concern with furniture drop-off; source for donations; criteria for special use permits; buffer standards; lighting for the retail center; allowable uses for the current zoning; illegal dumping; and how code violations are processed.

The following people spoke in opposition: Kieran McMahon, 6209 Camelot Court; Deborah Smith, 4020 Diamond Loch East; Mike Richhart, 4016 Diamond Loch West; Inga Anderson, 3904 Diamond Loch East; Katherine Wardlaw, 4008 Diamond Loch East; Shelly Holon, 6309 Green Castle; Sheila Wilhelm, 4012 Diamond Loch East; and Vicki Miller, 4004 Diamond Loch East.

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

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3895.

THE MOTION FAILED; WITH COUNCIL MEMBER RODRIGUEZ AND DEPUTY MAYOR PRO TEM VAUGHN VOTING IN FAVOR AND ASSOCIATE MAYOR PRO TEM RODRIGUEZ, COUNCIL MEMBERS COMPTON, BLAKE, MITCHELL, AND MAYOR PRO TEM DEUPREE VOTING AGAINST.

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY MAYOR PRO TEM DEUPREE TO DENY ORDINANCE NO. 3894.

MOTION TO DENY CARRIED 5-2; WITH ASSOCIATE MAYOR PRO TEM RODRIGUEZ, COUNCIL MEMBERS COMPTON, BLAKE, MITCHELL, AND MAYOR PRO TEM DEUPREE VOTING IN FAVOR AND DEPUTY MAYOR PRO TEM VAUGHN AND COUNCIL MEMBER RODRIGUEZ VOTING AGAINST.

C.4 ZC25-0123, ORDINANCE NO. 3895, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISED SPECIAL USE PERMIT FOR A HELIPORT/LANDING FIELD AT 6401 NE LOOP 820, BEING 25.09 ACRES DESCRIBED AS LOT 1R, BLOCK 6, TAPP ADDITION.

APPROVED

Mayor McCarty opened the public hearing for items C.4 and C.5. The City Council will receive one presentation but take separate action on each item.

Mr. Husband informed City Council the applicant is requesting a revised special use permit for 25.09 acres located at 6401 North East Loop 820. The area is designated on the Comprehensive Land Use Plan as Urban Village, and the current zoning is C-2, commercial. Mr. Husband provided site photos of the property. The companion item is a request for a revision to Planned Development 36 for 24.65 acres located at 9101 North Tarrant Parkway. The area is designated on the Comprehensive Land Use Plan as Retail Commercial, and the current zoning is PD, planned development. Mr. Husband provided site photos of the properties.

Deputy Mayor Pro Tem Vaughn left the room at 9:22 p.m.

Deputy Mayor Pro Tem Vaughn returned to the meeting at 9:23 p.m.

Applicant Josh Bucci, Wing Aviation LLC, 2999 Olympus Boulevard, Irving, Texas presented request and was available to answer questions. He said that Bernice Espinosa with Kimley Horn and Associates was present to respond to any questions.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their February 6, 2025 meeting, recommended approval with a vote of 5-0. If approved, the special use permits will be extended for three years and within a year, the applicant will be required to provide permanent power at both sites, removing the generators from operation.

City Council and staff discussed storage area options/modifications, operations, and possibly reviewing standards after extension if the request is approved.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3895.

MOTION TO APPROVE CARRIED 7-0.

C.5 ZC25-0124, ORDINANCE NO. 3896, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISION TO PLANNED DEVELOPMENT 36 TO AUTHORIZE A HELIPORT/LANDING FIELD AS A PERMITTED ACCESSORY USE AT 9101 NORTH TARRANT PARKWAY, BEING 24.65 ACRES DESCRIBED AS LOT 1A1, BLOCK 1, WAL-MART ADDITION.

APPROVED

This item was presented in conjunction with item C.4.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY DEPUTY MAYOR PRO TEM VAUGHN TO APPROVE ORDINANCE NO. 3896.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

E.1 CONSIDER THE 2025 PREVENTIVE STREET MAINTENANCE PROGRAM.

APPROVED

The City Council received a presentation from Director of Public Works Boe Blankenship.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE THE 2025 PREVENTIVE STREET MAINTENANCE PROGRAM.

MOTION TO APPROVE CARRIED 7-0.

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F. GENERAL ITEMS

F.1 CONSIDER RESOLUTION NO. 2025-019, APPOINTING A MEMBER TO THE ZONING BOARD OF ADJUSTMENT.

APPROVED

City Secretary/Chief Governance Officer Alicia Richardson said the item for consideration is Resolution No. 2025-019, appointing Marc Trevino to Place 7 on the Zoning Board of Adjustment. The appointment is to fulfill a vacancy, term ending June 30, 2025.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2025-019, AS PRESENTED AND DISCUSSED.

MOTION TO APPROVE CARRIED 7-0.

F.2 CONSIDER ORDINANCE NO. 3897, AMENDING CHAPTER 30, ARTICLE III, SECTION 30-70 AND APPENDIX A - FEE SCHEDULE OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO AUTHORIZE AMBULANCE SERVICE FEES.

APPROVED

City Council received a presentation from Director of Finance Jay Patel.

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3897, EFFECTIVE MARCH 1, 2025.

MOTION TO APPROVE CARRIED 7-0.

F.3 CONSIDER ORDINANCE NO. 3898, AMENDING ARTICLE I, CHAPTER 2, TO CREATE A NEW SECTION 2-3, "MISCELLANEOUS FEES," AND AMENDING APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO ESTABLISH FEES FOR NOTARY SERVICES.

APPROVED

City Council received a presentation from Director of Finance Jay Patel.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3898.

MOTION TO APPROVE CARRIED 7-0.

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

APPROVED

Mayor McCarty announced that there was action necessary as the result of discussion in Executive Session pursuant to Section 551.074: Personnel Matters to discuss duties of public employees - City Secretary/Chief Governance Officer.

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY MAYOR PRO TEM DEUPREE TO AUTHORIZE THE CITY SECRETARY/CHIEF GOVERNANCE OFFICER TO PARTICIPATE IN THE HUD/DCTA TEXAS CITY CLERK PILOT PROGRAM, AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 7-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Blake made the following announcements.

Join NRH Parks & Recreation the first Saturday of the month at different park locations for Play Today NRH. On Saturday, March 1 they will be at Green Valley Park with games and activities from 10:00 a.m. to 11:30 a.m. All ages and abilities are welcome.

A pop-up art gallery will be on display in the NRH City Hall Lobby starting March 4 and continuing through April 18. Attend the opening reception on Thursday, March 6 from 5:30 p.m. to 7:00 p.m., or stop by anytime during normal business hours to view works by local artists reflecting on the theme "Community."

Kudos Korner - Cory Widener, Tanner Gray, Will Taylor and Vanessa Moreno in Public Works - A local business owner shared praise for the crew that responded to a sewer problem on a recent Friday afternoon. He said they were "timely, friendly and meticulous" and he appreciated their quick response.

I. ADJOURNMENT

Mayor McCarty adjourned the meeting at 10:05 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer