

**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 23, 2025**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 23rd day of June at 5:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

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

**CALL TO ORDER**

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

**1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

Council member Mitchell inquired item B.2, Ordinance No. 3913, amending Chapter 102 (Floods and Stormwater Management), Article II (Flood Damage Prevention) to reflect updated requirements by the Federal Emergency Management Agency (FEMA). He asked if it applied to the entire city or only to property owned by the city.

City Engineer Nathan Frohman shared that the City of North Richland Hills participates in National Flood Insurance Program (NFIP) and in FEMA's Community Rating System (CRS), which is a voluntary incentive program to exceed minimum floodplain management requirements. Participants in the NFIP are audited every five years and the

scoring can equate to a discount on flood insurance premiums for property owners. The proposed ordinance updates the requirements for the CRS program.

## **2. RESTAURANT REWARDS PROGRAM DEBRIEF**

Director of Economic Development Craig Hulse provided an overview of the Restaurant Rewards Program that was conducted January 1 through April 30, 2025. The program ended with 2,784 participants, \$561,283 in customer spending, and \$46,689 awarded to participants. Of the 2,784 participants, 45% were from outside the city and 55% were local residents.

## **3. DISCUSS THE FISCAL YEAR 2026 PROPOSED BUDGET FOR THE GOLF FUND AND SPECIAL REVENUE FUNDS.**

Director of Parks and Recreation Adrien Pekurney provided an overview on operations at Iron Horse Golf Course. The proposed revenues for FY 2026 is \$3,831,295 compared to \$3,544,142 in FY 2025. The changes are attributable to increases in revenue per player, rounds, green fee cart, and food and beverage. The proposed budget reflects a positive balance of \$148,000 that will be contributed to reserves.

Director of Budget and Research Chase Fosse provided an overview of the Special Revenue Funds that includes the Municipal Court Special Revenue Fund, Public Education and Government ("PEG") Revenue Fund, Promotional Fund, Donations Fund, Special Investigations Fund, Drainage Utility Fund, Economic Development Fund, Gas Development Fund, and Traffic Safety Fund. The funds are not associated with property taxes and have limited uses.

The Municipal Court Special Revenue Fund proposed revenues and expenditures for 2025/2026 is \$288,386. The proposed budget reflects a positive ending balance of \$51,000 that will be appropriated. The Public Education and Government ("PEG") Revenue Fund proposed revenues and expenditures for 2025/2026 is \$106,000. The proposed budget reflects a positive ending balance of \$29,000 that will be appropriated. The Promotional Fund proposed revenues and expenditures for 2025/2026 is \$469,991. The proposed budget fund reflects a positive ending balance of \$140,000 that will be appropriated. The Donations Fund proposed revenues and expenditures for 2025/2026 is \$377,916. The proposed budget reflects a positive balance of \$95,000 that will be appropriated. The Special Investigations Fund proposed revenues and expenditures for 2025/2026 is \$261,000. The proposed budget reflects a positive balance of \$122,000 that will be appropriated. The Drainage Utility Fund proposed revenues and expenditures for 2025/2026 is \$4,389,353. The proposed budget reflects a positive balance of \$2,600,000 that will be appropriated. The Economic Development Fund proposed revenues and expenditures for 2025/2026 is \$377,916. The proposed budget reflects a positive ending balance of \$118,00 that will be appropriated. The Gas Development Fund proposed

revenues and expenditures for 2025/2026 is \$388,373. The proposed budget reflects a positive ending balance of \$388,000 that will be appropriated. The Traffic Safety Fund received revenue from the red light camera program (no longer in existence). The Traffic Safety Fund provided resources for traffic control equipment, part-time crossing guards and safety equipment. The recurring expenditures associated with this fund have been reallocated to other funds and the remaining revenue will be appropriated to the transportation management project to upgrade intersections to ensure compatibility with the city's central synchronization software. The Traffic Safety Fund proposed revenues and expenditures for 2025/2026 is \$171,880.

Mr. Fosse reviewed upcoming dates associated with the budget process. The city will receive certified values from the Tarrant Appraisal District on July 25 and staff will provide the proposed budget to City Council on July 28. The City Council will meet on August 1 for their budget work session to receive presentations from staff for the proposed FY 2026 budget. On August 11, City Council will set public hearing dates for the tax rate and budget. The city will also conduct budget roadshows between August 12 and August 29.

#### **4. DISCUSS THE TEXAS 89TH LEGISLATIVE SESSION**

Assistant City Manager Trudy Lewis provided an update on the 89th Regular Legislative Session. A total of 9,014 bills were filed and 1,231 bills passed. Governor Abbott vetoed 26 bills and called for a Special Session to begin July 21 for 30 days. She reviewed bills related to city administration, open government, elections, finances (property taxes, debt, and audit), land use (density, zoning, development, and ETJ), public safety (general, personnel, and new funding), and utilities.

#### **5. DISCUSS PROCESS AND TIMELINE FOR CONSIDERATION OF SHORT-TERM RENTAL REGULATIONS.**

Director of Planning Cori Reaume provided an overview of staff's progress regarding short-term rental regulations. A town hall meeting will be held on July 15 to receive public input and staff is meeting with short term rental operators to discuss tentative changes. The proposed regulations will be on the city's website and a public hearing will be conducted by the Planning and Zoning Commission and City Council.

#### **6. DISCUSS 2025 CAPITAL PROGRAMS ADVISORY COMMITTEE (CPAC) COMMITTEE MEMBERS, MEETING SCHEDULE, AND ELECTION TIMELINE RECOMMENDATIONS**

City Manager Paulette Hartman informed City Council the appointments to the Capital Programs Advisory Committee are listed on the regular City Council agenda. There are a couple of openings on the committee should City Council wish to nominate people during

the regular meeting. The committee will meet to review projects and forward recommendations for the bond program. The committee will begin its work in late August and staff proposes meeting two times a month through July 2026. The committee's recommendation will be forwarded to the City Council for the purposes of calling a Special Election to be held in November 3, 2026.

### **FUTURE AGENDA ITEM(S)**

There were no requests from City Council for future agenda items.

### **CITY MANAGER REPORT PROVIDING AN UPDATE ON THE EFFICIENCY AUDITS.**

City Manager Paulette Hartman provided an update on the ongoing efficiency audits.

Fleet Study: consultants completed one-on-one staff interviews and are now in the benchmarking phase.

Permit Study: staff interviews are complete, survey to be sent to 500+ past customers, and focus group discussions planned based on customer feedback.

IT Study: data collection continues, consultants completed one-on-one staff interviews, and a survey of approximately 50 IT users is underway.

Ms. Hartman anticipates preliminary information from consultants later in July with additional details to be shared during budget discussions as the audits progress.

### **EXECUTIVE SESSION**

- 1. SECTION 551.087: DELIBERATION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS OR THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO SUCH A BUSINESS PROSPECT - 7813, 7821, 7829 ARTHUR DRIVE, 7801 GUY STREET, AND 6405, 6413, 6417, 6421 SMITHFIELD ROAD.**

**2. SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION OR ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT - THREATENED LITIGATION BY BLAKE VAUGHN**

Mayor McCarty announced at 6:40 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically, Section 551.087: Deliberation regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations or the offer of a financial or other incentive to such a business prospect - 7813, 7821, 7829 Arthur Drive, 7801 Guy Street, and 6405, 6413, 6417, 6421 Smithfield Road and Section 551.071: Consultation with City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act - threatened litigation by Blake Vaughn. Executive Session began at 6:47 p.m. and concluded at 7:01 p.m.

Mayor McCarty announced at 7:01 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 June 23, 2025 at 7:06 p.m.

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

#### **A.1 INVOCATION**

Council member Parks gave the invocation.

#### **A.2 PLEDGE**

Council member Parks 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 PUBLIC COMMENTS**

Matt Bryant, 1600 Forest Vista Court, Southlake, Texas, commented on single family rental inspections, staff time, registration fee, and rental inspection programs in surrounding cities.

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

No items were removed from the consent agenda.

#### **B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

##### **APPROVED**

**A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER PARKS TO THE APPROVE CONSENT AGENDA ITEMS AS PRESENTED.**

**MOTION TO APPROVE CARRIED 4-0.**

**B.1 APPROVE THE MINUTES OF THE JUNE 9, 2025 CITY COUNCIL WORK SESSION AND REGULAR MEETING.**

**B.2 CONSIDER ORDINANCE NO. 3913, AMENDING CHAPTER 102 (FLOODS AND STORMWATER MANAGEMENT), ARTICLE II (FLOOD DAMAGE PREVENTION), OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO REFLECT UPDATED REQUIREMENTS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RELATED TO THE COMMUNITY RATING SYSTEM (CRS).**

- B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TARRANT COUNTY TAX ASSESOR/COLLECTOR FOR TAX ASSESSMENT AND COLLECTION SERVICES OF AD VALOREM TAXES FOR TAX YEARS 2025, 2026, AND 2027.**
- B.4 CONSIDER THE PURCHASE OF TREE MAINTENANCE SERVICES FROM THE PAYSAGE GROUP LLC, DBA SMITH LAWN AND TREE, F.A. BARTLETT TREE EXPERT CO., DBA BARTLETT TREE EXPERTS, AND LOOKS GREAT SERVICES OF MS, INC., IN A COLLECTIVE AMOUNT NOT TO EXCEED \$142,698 ANNUALLY FOR THE CURRENT FISCAL YEAR AND SUBSEQUENT ANNUAL RENEWALS UTILIZING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH RICHLAND HILLS AND CITY OF SOUTHLAKE.**
- C. PUBLIC HEARINGS**
- C.1 ZC25-0131, ORDINANCE NO. 3909, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LISA AND JAMES JENNINGS FOR A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 6129 ABBOTT AVENUE, BEING 0.4026 ACRES DESCRIBED AS LOT B AND PORTIONS OF LOT A, BLOCK 28, COLLEGE HILL ADDITION.**

**APPROVED**

Mayor McCarty opened the public hearing for ZC25-0131, Ordinance No. 3909.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for 0.4026 acres located at 6129 Abbott Avenue. The area is designated on the Comprehensive Land Use Plan as low density residential, and the current zoning is R-2, single-family residential. Mr. Husband provided site photos of the property.

Applicants Lisa and James Jennings, 6129 Abbott Avenue, presented the request and were available to answer questions.

Mr. Husband presented staff's report. The applicant is requesting a special use permit for an accessory dwelling unit with waivers to the following standards - connection to primary residence, proximity to primary residence, maximum total floor area, and use. The Planning and Zoning Commission, at their June 5, 2025 meeting, recommended approval of the request with a vote of 7-0.

Mayor McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward.

Bill Finstad, 7701 Terry Drive, spoke in favor of the request.

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

**A MOTION WAS MADE BY COUNCIL MEMBER PARKS, SECONDED BY COUNCIL MEMBER ROBERTS TO APPROVE ORDINANCE 3909.**

**MOTION TO APPROVE CARRIED 4-0.**

**C.2 ZC25-0136, ORDINANCE NO. 3910, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DAVIS BLVD JVA LLC FOR A SPECIAL USE PERMIT FOR A DETENTION POND AT 8320 DAVIS BOULEVARD, BEING 3.925 ACRES DESCRIBED AS TRACT 7A4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.**

**APPROVED**

Mayor McCarty opened the public hearing for ZC-0136, Ordinance No. 3910.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for 3.925 acres located at 8320 Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as office commercial, and the current zoning is O-1, office. Mr. Husband provided site photos of the property.

Applicant Samuel Tulley, 321 Inverness Drive, Roanoke, Texas, presented the request and was available to answer questions.

Mr. Husband presented staff's report. The request is to authorize the use of a detention pond. A formal maintenance agreement will be executed as part of the approval of the request. The Planning and Zoning Commission, at their June 5, 2025 meeting, recommended approval of the special use permit request with a vote of 7-0.

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 MITCHELL, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3910.**

**MOTION TO APPROVE CARRIED 4-0.**



**C.3 ZC25-0135, ORDINANCE NO. 3911, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 8251 BEDFORD EULESS ROAD, BEING 4.26 ACRES DESCRIBED AS LOT 1R, BLOCK A, RICHLAND OAKS ADDITION.**

**APPROVED**

Mayor McCarty opened the public hearing for ZC-0135, Ordinance No. 3911.

Principal Planner Clayton Husband informed City Council the applicant is requesting a zoning change for 4.26 acres located at 8251 Bedford Euless Road. The area is designated on the Comprehensive Land Use Plan as urban village, and the current zoning is C-1, commercial. Mr. Husband provided site photos of the property.

Applicant Osama Nashed with ANA Consultants presented the request to authorize a day care center as a permitted use.

Mr. Husband presented staff's report. The applicant seeks a zoning change to allow the use of a day care center, which is proposed for the first floor of the building. The Planning and Zoning Commission, at their June 5, 2025 meeting, recommended approval of the zoning change request with a vote of 7-0.

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 MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE ORDINANCE NO. 3911.**

**MOTION TO APPROVE CARRIED 4-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 PLAT25-0088 CONSIDERATION OF A REQUEST FROM ARCADIA GROUP LLC FOR A PRELIMINARY PLAT OF GREENWAY PARKS, BEING 13.815 ACRES LOCATED AT 8851 BUD JENSEN DRIVE.**

**APPROVED**

Director of Planning Cori Reaume informed City Council the applicant requests approval of a preliminary plat for 13.815 acres located at 8851 Bud Jensen Drive. The property is zoned R-PD, residential planned development.

Applicant Beatle Gietema with Arcadia Group LLC presented the request and was available to answer questions.

Ms. Reaume presented staff's report. The proposed development includes 200 dwelling units (single-family detached and townhouse) and 2.7 acres of open space. The Planning and Zoning Commission, at their June 5, 2025 meeting, recommended approval with a vote of 7-0, subject to the conditions outlined by the Development Review Committee.

**A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER ROBERTS TO CONDITIONALLY APPROVE PLAT25-0088, SUBJECT TO THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

**MOTION TO APPROVE CARRIED 4-0.**

**D.2 CONSIDER ORDINANCE NO. 3912, AMENDING CHAPTER 18, OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TO ADD A NEW ARTICLE XII RENTAL HOUSING, ADOPTING CHANGES TO THE SINGLE-FAMILY RENTAL INSPECTION PROGRAM.**

**APPROVED**

City Council received a presentation from Director of Planning Cori Reaume. The ordinance creates a new article in Chapter 18 to establish regulations for the operation of single-family rental properties in the city.

**A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER PARKS TO APPROVE ORDINANCE NO. 3912.**

**MOTION TO APPROVE CARRIED 4-0.**

**E. PUBLIC WORKS**

**E.1 CONSIDER CHANGE ORDER NO. 1 FOR THE MAIN STREET PROJECT (ST2212) IN THE AMOUNT OF \$147,883.46 TO XIT PAVING AND CONSTRUCTION, INC., AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CHANGE ORDER.**

**APPROVED**

City Council received a presentation from City Engineer Nathan Frohman. He informed City Council of a \$3,000 discrepancy in the change order and the memorandum provided to City Council. The correct amount is \$150, 883.46.

**A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE CHANGE ORDER NO. 1 FOR THE MAIN STREET PROJECT (ST2212) IN THE AMOUNT OF \$150,883.46 TO XIT PAVING AND CONSTRUCTION, INC., AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CHANGE ORDER.**

**MOTION TO APPROVE CARRIED 4-0.**

**E.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH HALFF ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$670,700 FOR THE CHAPMAN ROAD PROJECT (ST2404).**

**APPROVED**

City Council received a presentation from City Engineer Nathan Frohman.

**A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER PARKS TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH HALFF ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$670,700 FOR THE CHAPMAN ROAD PROJECT (ST2404).**

**MOTION TO APPROVE CARRIED 4-0.**

**F. GENERAL ITEMS**

**F.1 CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR AGREEMENT WITH AT&T ENTERPRISES, LLC TO PROVIDE INTERNET SERVICES AT ALL CITY FACILITIES FOR AN AMOUNT NOT TO EXCEED \$848,545 OVER THE TERM OF THE CONTRACT.**

**APPROVED**

Mayor McCarty announced that items F.1 and F.2 would be presented together, but City Council would take separate action on each item.

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

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER ROBERTS TO AUTHORIZE THE CITY MANAGER TO EXECUTE A FIVE-YEAR AGREEMENT WITH AT&T ENTERPRISES, LLC TO PROVIDE INTERNET SERVICES AT ALL CITY FACILITIES FOR AN AMOUNT NOT TO EXCEED \$848,545 OVER THE TERM OF THE CONTRACT.

MOTION TO APPROVE CARRIED 4-0.

F.2 CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A ONE-YEAR AGREEMENT WITH AT&T ENTERPRISES, LLC., TO PROVIDE PHONE AND VOICE TELECOMMUNICATIONS SERVICES AT ALL CITY FACILITIES FOR AN AMOUNT NOT TO EXCEED \$14,412.

**APPROVED**

This item was presented in conjunction with item F.1.

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER PARKS TO AUTHORIZE THE CITY MANAGER TO EXECUTE A ONE-YEAR AGREEMENT WITH AT&T ENTERPRISES, LLC., TO PROVIDE PHONE AND VOICE TELECOMMUNICATIONS SERVICES AT ALL CITY FACILITIES FOR AN AMOUNT NOT TO EXCEED \$14,412.

MOTION TO APPROVE CARRIED 4-0.

F.3 AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., INCREASING THE TOTAL CONTRACT AMOUNT TO \$415,000, TO INCLUDE CONSTRUCTION DOCUMENT PREPARATION, BIDDING SERVICES, AND CONSTRUCTION ADMINISTRATION FOR THE KIDDIE AREA RENOVATION PROJECT AT NRH20.

**APPROVED**

City Council received presentation from Director of Parks and Recreation Adrien Pekurney.

**A MOTION WAS MADE BY COUNCIL MEMBER PARKS, SECONDED BY COUNCIL MEMBER ROBERTS TO AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., INCREASING THE TOTAL CONTRACT AMOUNT TO \$415,000, TO INCLUDE CONSTRUCTION DOCUMENT PREPARATION, BIDDING SERVICES, AND CONSTRUCTION ADMINISTRATION FOR THE KIDDIE AREA RENOVATION PROJECT AT NRH20.**

**MOTION TO APPROVE CARRIED 4-0.**

**F.4 CONSIDER RESOLUTION NO. 2025-031, APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND COMMITTEES.**

**APPROVED**

City Secretary/Chief Governance Officer Alicia Richardson presented the nominees for appointment to the city's boards, commissions, and committees.

**ANIMAL ADOPTION AND RESCUE CENTER ADVISORY COMMITTEE** - Cecille Delaney, Place 2, term expiring June 30, 2026; Stefanie Martinez, Place 3, term expiring June 30, 2027; and Edward Cruz, Place 4, term expiring June 30, 2026.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (terms expiring June 30, 2027)** - Mindy Monroe (Financial Institution); Spencer Turner (Medical); Joshua Fichter (New Car Dealership); Jay Garrison (Office/Service); and Mikhail Orlov (Retail).

**KEEP NORTH RICHLAND HILLS BEAUTIFUL COMMISSION (terms expiring June 30, 2027)** - Donah Tyner, Place 1; Eric Welborn, Place 3; Charlie Ruiz, Place 5; and William (Bill) Whitsett, Place 7.

**LIBRARY BOARD (terms expiring June 30, 2027)** - Staci Pope, Place 1; Kathy Antropik, Place 3; Erin Rodriguez, Place 5; and Stacy Herron, Place 7.

**NAMING BOARD (terms expiring June 30, 2026)** - Ricky Rodriguez, Russ Mitchell, and Billy Parks.

**PARK AND RECREATION BOARD (terms expiring June 30, 2027)** - Tracye Lewis, Place 1; Thomas Osen, Place 3; Charles Mather, Place 5; and Sean Nutt, Place 7.

**PARK AND RECREATION FACILITIES DEVELOPMENT CORPORATION (terms expiring June 30, 2027)** - Cecille Delaney, Place 2; Ricky Rodriguez, Place 3; Jack McCarty, Place 4; and Thomas Osen, Place 6.

**PLANNING & ZONING COMMISSION AND CAPITAL IMPROVEMENT ADVISORY COMMITTEE (terms expiring June 30, 2027)** - Justin Welborn, Place 1; Aaron Carpenter, Place 3; Jayashree Narayana, Place 5; and Kyle Pekurney, Place 7.

**SUBSTANDARD BUILDING BOARD (terms expiring June 30, 2027)** - Daniel Caulkins, Place 1; John Cope, Place 3; Cynthia Ward, Place 5; and Hilary McMahon, Place 7.

**TEEN COURT ADVISORY BOARD (terms expiring June 30, 2027)** - Joshua Brannon, Place 1; Ronald Moore, Place 3; Elizabeth Carroll, Place 5; and Amanda Roach, Place 7.

**ZONING BOARD OF ADJUSTMENT (terms expiring June 30, 2027)** - Jim Kemp, Place 1; Tracy Bennett, Place 3; Thomas Duer, Place 5; and Marc Trevino, Place 7.

**A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER ROBERTS TO APPROVE RESOLUTION NO. 2025-031, AS PRESENTED AND DISCUSSED.**

**MOTION TO APPROVE CARRIED 4-0.**

**F.5 CONSIDER RESOLUTION NO. 2025-032, ESTABLISHING THE 2025 CAPITAL PROGRAM ADVISORY COMMITTEE AND APPOINTING MEMBERS TO SUCH COMMITTEE.**

**APPROVED**

City Council received a presentation from City Manager Paulette Hartman. She said there are a couple of openings on the committee should City Council wish to nominate people this evening. The committee will meet to review projects and forward recommendations for the bond program. The committee will begin its work in late August and staff proposes meeting two times a month through July 2026. The committee's recommendation will be forwarded to the City Council for the purposes of calling a Special Election to be held in November 3, 2026. The following members have been submitted for nomination and consideration by the City Council.

1. Tito Rodriguez (Chairperson)
2. Richard Davis (Vice Chairperson)
3. Mona Bailey
4. Jane Birkes
5. Don Buehrer
6. Suzy Compton
7. Darlisa Diltz
8. Brianne Goetz
9. Patti Hourihan
10. Eloise Kennedy
11. Mike Kirby
12. Dave Lambson
13. Miles Maze
14. Julie Miller
15. David Newhouse
16. Sean Nutt
17. Kyle Pekurney
18. Ann Perchard
19. Brad Pipes
20. Adam Pope
21. Karen Russell
22. John Schleeter
23. Joe Tolbert
24. Marc Trevino
25. Gary Vieregger
26. Justin Welborn
27. Bill Whitsett
28. Mark Wood
29. Steve Tate

Council member Roberts recommended Rodney Green and Jason Roberts.

A MOTION WAS MADE BY COUNCIL MEMBER PARKS, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE RESOLUTION NO. 2025-032, APPOINTING MEMBERS TO THE 2025 CAPITAL PROGRAM ADVISORY COMMITTEE, AS PRESENTED, AMENDED, AND DISCUSSED.

MOTION TO APPROVE CARRIED 4-0.

**F.6 CONSIDER ORDINANCE NO. 3914, CALLING A SPECIAL ELECTION FOR THE CONSIDERATION OF AMENDMENTS TO THE HOME RULE CHARTER OF THE CITY OF NORTH RICHLAND HILLS, TEXAS.**

**APPROVED**

City Council received a presentation from City Attorney Bradley Anderle. The proposed ordinance for City Council's consideration calls a special election to be held on November 4, 2025 to consider amendments to the Home Rule City Charter of the City of North Richland Hills. Mr. Bradley reviewed the proposed amendments and proposition ballot language.

**Proposition A.** Shall Article V, Sections 3 and 7 of the North Richland Hills Home Rule Charter be amended and Section 3A be added to provide that the Mayor and Council members shall be elected for three-year terms; to provide that the Mayor and Council members must be elected by a majority vote; to provide for the transition to three-year terms by establishing an election schedule; to provide that 730 days served constitutes a three-year term; to provide that a person who vacates their office after serving 360 days has served a term; to provide that in the event there is one vacancy in any office with a three-year term with an unexpired term of 364 days or less may be filled by appointment of the Mayor with approval of council; to provide that vacancies in any office with a threeyear term with an unexpired term of greater than 364 days must be filled by special election within 120 days of the vacancy?

**Proposition B.** Shall Section 3A be added to Article V of the North Richland Hills Home Rule Charter to provide that a Council member shall be limited to three (3) terms as a Council member, but may serve three (3) additional terms as Mayor; to provide that the Mayor shall be limited to three (3) terms as Mayor, but may serve three additional terms as Council member?

**Proposition C.** Shall Article V, Section 3 of the North Richland Hills Home Rule Charter be amended to provide that a mayor or council member shall automatically resign their office upon becoming a candidate for any office of profit or trust other than the office then held; and to provide for filling the vacancy in the manner consistent with filling of vacancies?



**Proposition D.** Shall Article VI, Section 7(1) of the North Richland Hills Home Rule Charter be amended to strike the requirement that the term of the municipal court judge coincide with the term of the Mayor?

**Proposition E.** Shall Article XIV, Section 1 of the North Richland Hills Home Rule Charter be amended to provide that Planning and Zoning Commission members shall serve terms that are the same length as the term of the Mayor and Council members; and to provide that the appointment and duration of members' terms shall coincide with the terms of Council members?

**Proposition F.** Shall Article IX, Section 4 of the North Richland Hills Home Rule Charter be amended to delete references to \$50,000 as the minimum purchase amount for competitive bidding; and to provide that all purchases must be competitively bid if competitive bidding is required by State law?

**A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3914.**

**MOTION TO APPROVE CARRIED 4-0.**

**F.7 INTRODUCE AMENDMENTS TO THE CITY COUNCIL RULES OF PROCEDURE.**

City Secretary/Chief Governance Officer Alicia Richardson said that at the direction of City Council, staff presented four (4) proposed amendments to the City Council Rules of Procedure at the June 9, 2025 work session. The amendments were to remove the deputy mayor pro tem and associate mayor pro tem titles and align language to address recent legislation (HB 1522) for posting meeting notices and delivery of the agenda packet to the City Council. The City Council concurred with staff's recommendation to amend Sections 2-65(a) and (b) to remove reference of Deputy Mayor Pro Tem and Associate Mayor Pro Tem titles and directed staff to amend Sections 2-67(a) and (c) by removing reference of day of the week.

Pursuant to the Rules of Procedures, proposed amendments or new rules shall be introduced into record at a City Council meeting prior to a majority vote of the City Council. An ordinance amending the City Council Rules of Procedure will be considered by the City Council at its August 11, 2025 meeting. The purpose of tonight's meeting is to introduce the proposed amendments into record.

**Proposed language - § 2-65(a)**

(a) Chair. The mayor, if present, shall preside as chair at all meetings of the council. In the absence or disability of the mayor, the mayor pro tem shall preside. ~~—~~The mayor pro tem shall be selected from among the members of the council: (i) at the first regular meeting following the general city election; (ii) following the swearing in of council members upon declaration of members elected; or (iii) upon action of the city council in the event of a vacancy. For meetings or events in which there exists the absence or disability of the mayor and the mayor pro tem, the city council shall elect a chair to preside until the end of the meeting or for the duration of the event.

**Proposed language - § 2-65(b)**

(b) Call to order. The meetings of the city council shall be called to order by the mayor, or in his absence or disability, by the mayor pro tem. In the absence or disability of both the mayor and mayor pro tem, the meeting shall be called to order by the city secretary.

**Proposed language - 2-67(a) - Regular or Special City Council Meeting Agenda**

(a) Regular or special city council meeting agenda.

The order of business of each regular or special meeting of the city council shall be as contained in the city council agenda prepared by the city manager. The agenda shall be a listing by topic of subjects to be considered by the city council. The mayor or any council member may request to add an item to the regular or special meeting agenda by proceeding with the agenda setting process set forth in section 2-64 of these rules of procedure. The agenda and agenda packet shall be delivered to members of the city council prior to the agenda being posted to the public.

**Proposed language - 2-67(c) - Council communications.**

(c) Council communications. The city manager shall provide the city council with a written analysis of and recommendation of items to be acted upon by the city council at its meetings. These communications shall be delivered to city council members along with the agenda and agenda packet prior to the agenda being posted to the public, at which they will be discussed, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

**G. CITIZENS PRESENTATION**

Ben Crowson, 7121 Stone Villa Circle, commented on private developers cutting down trees for development.

City Manager Paulette Hartman informed Mr. Crowson that the city has a tree preservation ordinance in place. She asked Nathan Frohman and Caroline Waggoner to visit with him about the ordinance.

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**H. 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 is action necessary as the result of the executive session held earlier and pursuant to Section 551.087: Deliberation regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations or the offer of a financial or other incentive to such a business prospect - 7813, 7821, 7829 Arthur Drive, 7801 Guy Street, and 6405, 6413, 6417, 6421 Smithfield Road.

**A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER PARKS TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT WITH C2C SMITHFIELD LP OR ASSIGNS AT 7813, 7821, 7829 ARTHUR DRIVE, 7801 GUY STREET, AND 6405, 6413, 6417, 6421 SMITHFIELD ROAD, AS DISCUSSED IN EXECUTIVE SESSION.**

**MOTION TO APPROVE CARRIED 4-0.**

**I. INFORMATION AND REPORTS**

**I.1 ANNOUNCEMENTS**

Council member Mitchell made the following announcements.

Celebrate Independence Day early on Thursday, July 3. The annual Family 4th on the 3rd Celebration will feature entertainment and food trucks starting at 5:00 p.m. and fireworks at 9:30 p.m. The event will take place in the BISD Plaza parking lot at 6351 Boulevard 26. Parking will also be available at Wiley G. Thomas Coliseum. Admission and parking are free. Please visit our website calendar for more details.

City Hall and other non-emergency city offices will be closed on Friday, July 4th, 2025. NRH2O Family Water Park, Iron Horse Golf Course and the NRH Centre will be open. Garbage and recycling will not be collected on July 4th . Friday routes will be collected on Saturday instead.

Join us for a “Christmas in July” concert and toy drive on Thursday, July 10 at 7:00 p.m. in the Grand Hall at the NRH Centre. Enjoy holiday favorites with a jazzy twist, performed

by The Texas Jazz All Stars. Admission is free, but reservations are required. Guests are encouraged to bring a new, unwrapped toy for the NRH Community Enrichment Center. Visit the city's online calendar for the registration link.

Kudos Korner - Cindy Garvin in Development Services - A customer emailed the city to express her appreciation for Cindy's outstanding service. She described Cindy as "absolutely amazing," noting her patience, kindness, and ability to explain things clearly. The customer was dealing with a stressful contractor situation and said Cindy's support made a meaningful difference. She wanted to be sure Cindy's professionalism and exceptional service were recognized.

**J. ADJOURNMENT**

Mayor McCarty adjourned the meeting at 9:12 p.m.

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Jack McCarty, Mayor

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer