

**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
NOVEMBER 10, 2025**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 10th day of November at 5:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	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.

City Council had no questions for staff.

2. PRESENTATION OF FINAL REPORT FOR THE FLEET SERVICES OPERATIONAL EFFICIENCY AUDIT.

City Manager Paulette Hartman stated that the final reports for the Fleet Services and Permitting Process efficiency audits would be presented together. Ms. Hartman introduced Aaron Baggerly with Matrix Consulting Group. Mr. Baggerly provided an overview of the final reports and operational recommendations.

3. PRESENTATION OF FINAL REPORT FOR THE PERMITTING PROCESS OPERATIONAL EFFICIENCY AUDIT.

This item was presented in conjunction with work session item No. 2.

FUTURE AGENDA ITEM(S)

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

CITY MANAGER REPORT PROVIDING AN UPDATE COMMUNITY ENRICHMENT CENTER (CEC) FOOD AND TOY DRIVE; AND UPCOMING HOLIDAY EVENTS

City Manager Paulette Hartman provided an update on the following:

Community Enrichment Center (CEC) Food and Toy Drive - City Hall will have donation bins available for the food and toy drive. In addition, various city departments are participating in the Christmas Providers program.

Upcoming Holiday Events:

- November 11 (11:00 a.m.) - Annual Veterans Day Celebration at the City Hall
- December 4 (6:00 p.m.) - NRH Christmas Tree Lighting at the Stormy Plaza
- December 6 (8:00 a.m.) - Run Run Rudolph 5k at the NRH Center
- December 11 (5:00 p.m.) - Stories with Santa at the NRH Library
- December 16 (6:30 p.m.) - Flutissimo Flute Choir at the NRH Library

Ms. Hartman shared that the library's event page is also a resource of information for upcoming events.

EXECUTIVE SESSION

- 1. SECTION 551.071: CONSULTATION WITH THE 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 - (1) JESSIE GOODFELLOW VS. CITY OF NORTH RICHLAND HILLS, ET AL, CAUSE NO. 352-366545-25 AND (2) CHAPTER 551, TEXAS GOVERNMENT CODE.**
- 2. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY AT 8851 BUD JENSEN DRIVE, 6020 WALKER BOULEVARD, AND 9015 GRAND AVENUE.**

3. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 8851 BUD JENSEN DRIVE, 6020 WALKER BOULEVARD, 9015 GRAND AVENUE, AND DELIBERATION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE CITY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS OR REGARDING THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO SUCH A BUSINESS PROSPECT - 4401 CITY POINT DRIVE AND 8800 MID CITIES BOULEVARD.

Mayor McCarty announced at 6:17 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically, Section 551.071: Consultation with the 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 - (1) Jessie Goodfellow vs. City of North Richland Hills, et al, Cause No. 352-366545-25 and (2) Chapter 551, Texas Government Code, Section 551.072: Deliberate the purchase, exchange, lease, or value of real property at 8851 Bud Jensen Drive, 6020 Walker Boulevard, and 9015 Grand Avenue, and Section 551.087: Deliberation regarding Economic Development negotiations - 8851 Bud Jensen Drive, 6020 Walker Boulevard, 9015 Grand Avenue, and deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the governmental body is conducting economic development negotiations or regarding the offer of a financial or other incentive to such a business prospect - 4401 City Point Drive and 8800 Mid Cities Boulevard. Executive Session began at 6:23 p.m. and concluded at 6:54 p.m.

Mayor McCarty announced at 6:54 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 November 10, 2025 at 7:00 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1

Ricky Rodriguez	Place 2
Danny Roberts	Place 3
Billy Parks	Place 5
Russ Mitchell	Place 6
Kelvin Deupree	Mayor Pro Tem, Place 7

Absent:	Matt Blake	Place 4
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Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Council member Mitchell gave the invocation.

A.2 PLEDGE

Council member Mitchell 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

There were no requests to speak from the public.

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 MITCHELL TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

- B.1 APPROVE THE MINUTES OF THE OCTOBER 27, 2025 CITY COUNCIL MEETING.**
- B.2 CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR ROADWAY MILLING SERVICES WITH TEXOPS CONSTRUCTION,LP IN AN AMOUNT NOT TO EXCEED \$200,000 PER FISCAL YEAR, UTILIZING TARRANT COUNTY CONTRACT F2024-052.**
- B.3 CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR ROADWAY LIME SLURRY MATERIALS WITH MARTIN MARIETTA MATERIALS, INC IN AN AMOUNT NOT TO EXCEED \$200,000 PER YEAR, UTILIZING TARRANT COUNTY CONTRACT F2024-066.**
- C. PUBLIC HEARINGS**
- C.1 ZC25-0147, ORDINANCE NO. 3935, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PLATINUM PRO RENOVATIONS LLC FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6918 WALTER STREET, BEING 1.00 ACRES DESCRIBED AS LOT 2, BLOCK 1, CLIFTON ADDITION.**

APPROVED

Mayor McCarty opened the public hearing for ZC25-0147, Ordinance No. 3935.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for one-acre located at 6918 Walter Street. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is RE-1, residential estate. Mr. Husband provided site photos of the property.

Applicant Andrew Bertucci, 6918 Walter Street, stated they are requesting a special use permit for a proposed accessory building with modified standards. Mr. Bertucci stated that the proposed building includes a restroom and a 13-foot wall for garage door installation.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their October 16, 2025 meeting, recommended approval of the 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 in favor 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 ROBERTS, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3935.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC25-0146, ORDINANCE NO. 3936, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT LLC FOR A REVISION TO PLANNED DEVELOPMENT 120 AT 7000 IRON HORSE BOULEVARD, BEING 5.010 ACRES DESCRIBED AS LOTS 1-18 AND LOTS 1X AND 2X, BLOCK 1, CAMBRIDGE MANOR.

APPROVED

Mayor McCarty opened the public hearing for ZC25-0146, Ordinance No. 3936.

Principal Planner Clayton Husband informed City Council the applicant is requesting a revision to Planned Development 120 for 5.010 acres located at 7000 Iron Horse Boulevard. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is RI-PD, Residential Infill Planned Development. Mr. Husband provided site photos of the property.

Applicant representative, Bill Hardee, 11937 Carlin Drive, Fort Worth, Texas, stated they are requesting a revision to replace the planned wrought iron fence to reduce visibility from adjacent businesses. He provided photos of the proposed new fence material for reference.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their October 16, 2025 meeting, recommended approval of the 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 in favor 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 PARKS, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3936.

MOTION TO APPROVE CARRIED 6-0.

C.3 ZC25-0148, ORDINANCE NO. 3937, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ6 ENTERPRISES LLC FOR A ZONING CHANGE FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO RESIDENTIAL INFILL PLANNED DEVELOPMENT (RI-PD) AT 8217 SAYERS LANE, BEING 0.493 ACRES DESCRIBED AS LOT 15, BLOCK 2, WOODBERT ADDITION.

APPROVED

Mayor McCarty opened the public hearing for ZC25-0148, Ordinance No. 3937.

Principal Planner Clayton Husband informed City Council the applicant is requesting a zoning change for 0.493 acres located at 8217 Sayers Lane. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-3, single family residential. Mr. Husband provided site photos of the property.

Applicant Jerrod Goff, 6217 Price Drive, stated they are requesting a zoning change for future development.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their October 16, 2025 meeting, recommended approval of the 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 in favor 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 PARKS TO APPROVE ORDINANCE NO. 3937.

MOTION TO APPROVE CARRIED 6-0.

C.4 TR25-08, CONDUCT A PUBLIC HEARING TO CONSIDER CITY-INITIATED TEXT AMENDMENTS TO CHAPTER 118 (ZONING) FOR THE PURPOSE OF REVISING CERTAIN SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS RELATED TO GARAGE ENCLOSURE. (WITHDRAWN FROM CONSIDERATION)

WITHDRAWN

Mayor McCarty announced that item C.4, TR25-08 was withdrawn, and no action is required by City Council.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

There were no items for this category.

F. CITIZENS PRESENTATION

There were no requests to speak from the public.

G. GENERAL ITEMS

G.1 CONSIDER RESOLUTION NO. 2025-044, CASTING 16 VOTES ALLOCATED TO NORTH RICHLAND HILLS FOR ONE OR MORE CANDIDATES IN THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION.

APPROVED

City Manager Paulette Hartman presented a list of nominees for the City Council's consideration. She informed City Council that the city received notification from the Tarrant Appraisal District regarding the resignation of Alan Blaylock from the Tarrant Appraisal District Board of Directors. Ms. Hartman stated that an item will be placed on the agenda for the December 8, 2025, City Council meeting.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE RESOLUTION NO. 2025-044, CASTING 16 VOTES FOR MIKE ALFRED.

MOTION TO APPROVE CARRIED 6-0.

G.2 CONSIDER REJECTING ALL BIDS RECEIVED FOR RFB 25-031 FOR THE GENERATOR REPLACEMENT PROJECT AT FIRE STATIONS #1, #4 AND #5.

APPROVED

City Council received a presentation from Director of Facilities and Construction Chris Amarante.

A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER DELANEY TO REJECT ALL BIDS RECEIVED FOR RFB 25-031 FOR THE GENERATOR REPLACEMENT PROJECT AT FIRE STATIONS #1, #4 AND #5.

MOTION TO APPROVE CARRIED 6-0.

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

Mayor McCarty announced there was no action necessary as a result of the executive session.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Mayor Pro Tem Deupree made the following announcements.

Join us this Tuesday, November 11, for our annual Veterans Day Celebration. This event will take place at 11:00 a.m. in the lobby at City Hall. There will be patriotic music and a keynote address by Mr. Johnnie Yellock, a retired Air Force Staff Sergeant and President and CEO of the non-profit organization Sons of the Flag.

A City Council meeting has been scheduled for next Monday, November 17, to canvass the results of the November 4 City Charter Election. The meeting will begin at 5:00 p.m. in the Council Chamber.

City Hall and other non-emergency city offices will be closed November 27 and 28 for the Thanksgiving holiday. Garbage and recycling will not be collected on Thanksgiving Day. Thursday's collections will be made on Friday, with Friday's collections shifting to Saturday.

Kudos Korner - The Parks & Recreation Department - The recent Pumpkin Point Fall Festival was a huge hit with the community. We received numerous positive comments online, with one resident calling it "Pure Success!" and another writing: "Thank you to everyone who worked so hard to help create memories for our kids! We love NRH!"

An estimated 2,500 attendees joined us for the festivities, enjoying a fun-filled evening of activities and community spirit. This incredible turnout and positive feedback are a testament to the outstanding planning and dedication of our Parks & Recreation team. A big thank you to everyone who helped make this event so memorable. Your hard work truly made a difference!

Council member Rodriguez announced that he submitted his notice of resignation from City Council, Place 2.

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 7:27 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer