

**MINUTES OF THE
CAPITAL IMPROVEMENT PROJECTS COMMITTEE MEETING
OF THE CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE COMMUNITY ROOM OF CITY HALL LOCATED AT 4301 CITY
POINT DRIVE**

APRIL 10, 2023

Present:

Suzu Compton, Council Member, Place 3
Mason Orr, Council Member, Place 4
Kelvin Deupree, Council Member, Place 7
Oscar Trevino, Alternate, Mayor

Staff present:

Mark Hindman, City Manager
Paulette Hartman, Deputy City Manager
Karen Manila, Asst. City Manager
Caroline Waggoner, Director of Public Works
Boe Blankenship, Asst. Director of Public Works, Operations
Chris Turner, Street Superintendent
Elizabeth Braden, Capital Projects Manager

Also in attendance:

Blake Vaughn, Council Member, Place 5
Mary Peters, Communications Director
Maleshia McGinnis, City Attorney
Thomas McMillian, Asst. City Attorney
Trudy Lewis, Budget & Research Director
Mark Mills, Finance Director

A. CALL TO ORDER

Director Caroline Waggoner called the meeting to order at 4:31pm.

B. PUBLIC COMMENTS

There were no comments from the public.

C. ACTION ITEMS

C.1 Selection of chairperson.

Council member Kelvin Deupree nominated Council member Mason Orr, Council member Suzy Compton seconded. All voted in favor.

C.2 Approve minutes of the February 28, 2022 Capital Improvement Projects Committee meeting.

Chairman Mason Orr called for consideration of the February 28, 2022 Capital Improvement Projects Committee minutes.

Council member Suzy Compton moved, seconded by Council member Kelvin Deupree to approve the February 28, 2022 Capital Improvement Projects Committee minutes.

Motion to approve carried 3-0.

C.3 Discuss and consider the 2023 Preventive Street Maintenance Program.

Director Caroline Waggoner welcomed the committee members to the meeting and handed off to Asst. Director Boe Blankenship for presentation.

Asst. Director Boe Blankenship welcomed chair and committee members. Emphasized comfort with stopping for questions or comments during the presentation.

Asst. Director Boe Blankenship started with reviewing the pavement network summary. North Richland Hills has 245 centerline miles—the total length of road—and 549 lane miles. Of those, nearly 2/3 is asphalt and 1/3 concrete.

Asst. Director Boe Blankenship discusses the pavement management toolbox, which consists of citizen input, economic development, budget, maintenance technique, localized utility work, and pavement assessment data. In 2019, street data was collected to create a 10-year maintenance plan, which recommended street maintenance projects for streets with PCI of 40 or higher.

Council member Kelvin Deupree asks what PCI stands for and if it is on a scale. Asst. Director Boe Blankenship states it stands for pavement condition index and is a scale out of 100 and describes what type of maintenance is required.

Asst. Director Boe Blankenship reviews the techniques best suited for this year's maintenance plan: crack sealing, where two images are shown to demonstrate how the City does crack sealing vs others, and describes why and where crack sealing is effective; slurry seal or microsurfacing, what they are, why they are used, and what the differences are; 2-inch hot mix asphalt overlay (HMAC), describing what the process is; asphalt rehabilitation, which is

partnered with Tarrant County through an interlocal agreement; partial pavement replacement, which replaces portions of concrete streets whether through patches or full panel replacements; concrete crack sealing, describing why they appear on why its best to repair them now so that they don't become partial panel replacements later.

Council member Kelvin Deupree asked why we haven't used microsurfacing. Asst. Director Boe Blankenship responds with that we have in recent years, but only on major roadways where it is better suited.

Mayor Oscar Trevino asked if we rake the joins in HMAC all the way down the road. Asst. Director Boe Blankenship confirms that this is the case and further describes the process, stating that we plan to utilize an interlocal agreement with Hurst this year for this process.

Council member Kelvin Deupree asked if, with the panel replacements, do they fix the underlying issue with panel. Asst. Director Boe Blankenship said in some cases we can't but we fix what we can. Mayor Oscar Trevino confirms that sometimes the issues would take days or weeks to fix because you have to let them sit before it can be repaired to let the area dry out, in cases of drainage issues causing the problem.

Asst. Director Boe Blankenship provides an update on the 2022 Preventative Street Maintenance program. The program is complete with five of the six preventative street maintenance techniques, and expected completion of the sixth technique is May 2023, which includes six streets.

Council member Kelvin Deupree asks about the lifespan of a 2-inch asphalt overlay. Asst. Director Boe Blankenship says, under the right conditions, it could be anywhere from 15 to 25 years. A lot of factors go into that, but we have some streets that are over 25 years old now. Sometimes a slurry seal becomes necessary to help it last longer before a reconstruction is necessary.

Asst. Director Boe Blankenship discussed the program achievements. Since 2019, nearly 57 centerline miles have been completed.

Mayor Oscar Trevino asks if we have a cost per lane mile for the program. Director Caroline Waggoner says she can provide the cost by length by technique and does. Mayor Oscar Trevino states that this shows that it costs less to do preventative maintenance, and buys more time before having to do a more expensive solution.

Asst. Director Boe Blankenship continues to the 2023 program which covers 128 projects on 120 streets. He also provides a breakdown on each technique, stating the number of streets, the miles, and the cost, for each of the techniques for this year's program.

Council member Kelvin Deupree asked what the driving factor was for deciding which streets would be done and if it was the 2019 street assessment. Asst. Director Boe Blankenship

responds that some are not on the assessment, but are dictated by various reasons like repeated water main breaks that have deteriorated the condition. Sunset was from citizen input by phone calls or the citizen survey. Director Caroline Waggoner chimed in that Sunset is different by being completed through the county because it is in a very deteriorated condition and needs additional help and would have otherwise been waiting for a full reconstruction. Council member Kelvin Deupree asked if we contact franchise utilities to see if they plan on doing work in the future so we can time our work better. Director Caroline Waggoner responds that we try but sometimes the franchise utility's plans change.

Asst. Director Boe Blankenship opens the floor for further questions. Council member Kelvin Deupree says his are all answered. Mayor Oscar Trevino says that we need to continue to use the PCI to determine which streets are worked on so that we can be equal and fair going forward. Once you get to the bottom of the list, the work can be spread out more so that hopefully the whole city can still benefit. Until then, we need something that is systematic so that no one can be accused of favoritism.

Chairman Mason Orr says everyone will think their own street is more important and expresses appreciation for Public Works being methodical.

Mayor Oscar Trevino emphasizes need for justifiable methodology.

Council member Suzy Compton asks if on a concrete street, is there an underlying reason for the issue. Why do some new streets have issues when others don't. Director Caroline Waggoner says it has to do with moisture. Council member Suzy Compton brings up Graham Ranch that has this issue. Director Caroline Waggoner says Graham Ranch has rough soil and that causes drainage issues. Director Caroline Waggoner says sometimes it could be some others issues like franchise utilities or bad soil compaction, but it is almost always drainage. Mayor Oscar Trevino confirms that some of the newer subdivisions have bad soil conditions and that the drainage suffers are a result. Council member Suzy Compton asked further about droughts and drainage. Asst. Director Boe Blankenship explains that the soil shrinks and can cause breaking, which was shown in December's water main breaks. Streets Superintendent Chris Turner says that trees can suck moisture out of trees which can have the same effect. This can cause early cracks when they are pouring concrete. Mayor Oscar Trevino chimes in to say sometimes the wind blowing too much when concrete is poured it can also cause issues. Streets Superintendent Chris Turner confirms this.

Council member Kelvin Deupree asks if we have updated PCIs since the 2019 data. Asst. Director Boe Blankenship confirms that we are working on completing our next street assessment as part of the 5-year mark for street assessments. We are hoping to have the consultant this summer so that next year we are using the data we get from this upcoming assessment. Director Caroline Waggoner chimes in that the PCIs are a snapshot of what the conditions are, and we will be looking to be more than that with this upcoming assessment. Asst. Director Boe Blankenship reiterates this point. Director Caroline Waggoner states that,

even if we don't have the budget for doing something immediately, this new assessment should factor in degradation to factor in traffic.

Mayor Oscar Trevino asks about manpower since it sounds like a lot of work. Asst. Director Boe Blankenship says we are currently fully staffed, but some of the employees are new and don't have CDLs. Streets Superintendent Chris Turner says we can finish the projects.

Asst. Director Boe Blankenship talks about how we are improving upon our outreach with the help of Mary Peters and improving on communications.

Mayor Oscar Trevino references the maps of the program and compliments how nicely done it is and how it is equally balanced across the City.

Deputy City Manager Paulette Hartman discusses how we are starting on doing drone footage for major projects and for streets within this program, after Mayor Oscar Trevino requested it.

City Manager Mark Hindman chimed in how we should raise awareness of how we doubled the budget. Mayor Oscar Trevino emphasizes what City Manager Mark Hindman had said.

Asst. Director Boe Blankenship states that, if approved, this program would go before council on the 24th. Chairman Mason Orr asked if there would any other questions. There were none.

Council member Suzy Compton moved, seconded by Council member Kelvin Deupree to approve the 2023 Preventive Street Maintenance Program.

Council member Suzy Compton compliments staff on doubling the program.

Council member Kelvin Deupree thanks Boe Blankenship for the presentation and for answering questions.

Oscar compliments the City Manager's Office and Caroline Waggoner for all of their work in Public Works.

Council member Suzy Compton thanks Elizabeth Braden for joining the team and her work as well.

Motion to approve carried 3-0.

D. ADJOURNMENT

Meeting adjourned at 5:25pm.