

**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
OCTOBER 9, 2023**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of October at 6:00 p.m. in the City Council Chamber prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Rita Wright Oujesky	Place 2
	Suzy Compton	Place 3
	Mason Orr	Place 4
	Blake Vaughn	Associate Mayor Pro Tem, Place 5
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Tito Rodriguez	Place 1
	Scott Turnage	Deputy Mayor Pro Tem, Place 6
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney

CALL TO ORDER

Mayor Trevino called the meeting to order at 6:00 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

2. DISCUSS THE PROPOSED NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) PROGRAM FOR DAVIS BOULEVARD AND BOULEVARD 26.

Deputy City Manager Paulette Hartman shared that this item was previously presented to City Council at its September 25, 2023 work session. Staff revised the policy purpose based on comments from City Council and added clarifying language to explain the purpose and evidence required for proposed projects.

- * Create a Neighborhood Empowerment Zone (NEZ) to stimulate reinvestment;
- * Remove barriers that prevent quality redevelopment;
- * Participating projects must provide evidence of the following:
 - Private investment of at least 25% of the total market property value;*
 - Advancement of high-quality development or redevelopment with desirable end user;*
 - Effectively leverage private investment—Effective utilization of incentives to leverage the involvement of private investment;*
 - Existence of a financial gap— barrier to quality development where project could not take place without participation; and*
 - Furthering community revitalization—Financial feasibility of project that furthers community revitalization and demonstrates return on investment and increased economic benefit*

The boundary for the Neighborhood Empowerment Zone (NEZ) encompasses Davis Boulevard from Smithfield Road/Bridge Street to Northeast Loop 820 and Boulevard 26 from Harwood Road to Northeast Loop 820. The property has to be identified as commercial area on the Future Land Use Plan/Vision 2030 Strategic Plan. The purpose of the zone is to address the condition of properties located within the zone boundaries. Properties in the zone have a higher number of code compliance issues and vacancy rates.

The Neighborhood Empowerment Zone benefits to the city includes:

- * Incentivizing only those projects that meet the criteria and provide economic and community revitalization in the zone;
- * Provide a menu of incentive options that are considered as case-by-case based on what brings the most benefit to the city;
- * Provide waivers to facilitate façade, landscaping and parking lot improvements on smaller lots with older design;
- * Projects completed at a faster pace through fast tracking.

Ms. Hartman reviewed additional uses that would be ineligible to receive "NRH EZ Streets" benefits. Based on comments from City Council, staff added CBD shop, cannabis dispensary, or vape shop to the list of ineligible uses. Staff also added "including car washes" to automotive related uses.

Ms. Hartman reviewed benefits of the "NRH EZ Streets" program for the applicant.

- * Fast track review of plans, permitting and inspections;
- * City fee waivers to help offset improvement costs (case by case);
- * Customized grants to assist with property improvements (case by case); and
- * Limited variances to codes to provide for façade, landscaping and parking lot

improvements within property constraints (case by case).

Ms. Hartman reviewed eligibility criteria for an empowerment zone project - (1) application for property located within the zone; (2) not delinquent in paying property taxes; (3) in the event of a zoning change or variance, public hearings have taken place and result in approval; and (4) comply with design guidelines within existing development policies adopted by City Council.

Ms. Hartman reviewed eligibility incentives for "NRH EZ Streets" - (1) applicant must have demonstrated eligibility and receive project certification; (2) property is in conformance with the city's zoning or obtains City Council approval for re-zoning; and (3) termination of incentives. Ms. Hartman reviewed eligible activities for grant funding in an amount not to exceed \$50,000 per project. Staff reduced the threshold from \$100,000 to \$50,000 to be in line with the authority allowed by state law. The policy authorizes the City Manager to execute approved standard agreements. Applications that involve requests for sales tax rebates, abatements or property tax would go through the city's normal process for consideration and approval by the City Council.

Ms. Hartman also reviewed city fees that are eligible to be waived as part of the "NRH EZ Streets" benefits.

- * Building permit related fees, except third-party pass-through fees;
- * Zoning and platting application fees;
- * Public Works plan review and inspection fees;
- * Tree mitigation fees;
- * Sign permit fees;
- * Mechanical, plumbing and electrical fees;
- * Fire inspection fees;
- * Park impact fees; and
- * City portion of water and wastewater fees.

Ms. Hartman informed City Council there are two items on the regular agenda for their consideration. The first is to establish the Neighborhood Empowerment Zone Basic Incentives Policy. The second item is to establish the Davis Boulevard/Boulevard 26 Neighborhood Empowerment Zone.

City Council and staff discussed the Planning Department's existing workload and how submittals from the EZ Streets program would be incorporated into their process.

Deputy Mayor Pro Tem Deupree asked if the applicant has the opportunity to select eligible activities. Ms. Hartman confirmed that the applicant will include which eligible activities they want on their application.

In response to Council member Compton's question, Director of Economic Development Craig Hulse informed City Council that vacant buildings comprise about 14.5% and undeveloped land comprises about 5% of the Neighborhood Empowerment Zone.

3. DISCUSS BACKYARD HEN RESEARCH AND SUGGESTED ORDINANCE AMENDMENTS.

Director of Neighborhood Services Stefanie Martinez provided an update on staff's research regarding the city's current regulations for backyard hens, regulations from adjacent cities, and staff's proposed recommendations. Ms. Martinez informed City Council that staff met with individuals and groups in support of updating the city's ordinance and individuals in support of maintaining current regulations. Staff also considered emails and social media posts/comments in support and opposition to the ownership and keeping of backyard hens.

City's current regulations:

- Allowed on AG or R-1-S (an acre or larger properties);
- Restricted to one for every full acre thereafter;
- Must be kept at a distance greater than 50' from any residential structure or inhabited building;
- Must be kept within enclosures or cages at all times; and
- Must adhere to all provisions of Chapter 14, City Code of Ordinances (Animal Services) as providing basic care, food, water and shelter.

Of the cities surveyed, Plano and Watauga require a local permit. The cities range in the number of backyard hens with Euless allowing four and Forth Worth (one-acre or greater), Haltom City (minimum 10,000 square foot lot) and Hurst (one-acre or greater) allowing up to twenty (20). The cities of Colleyville, Keller, and Watauga have regulations that require a five-foot distance from the property line. The survey revealed half of the cities have a 50-foot distance requirement from adjacent structures; all cities, with the exception of Bedford and Euless required a coop; and two cities have minimum lot square footage requirements. The cities surveyed include Bedford, Colleyville, Euless, Fort Worth, Haltom City, Hurst, Keller, Plano , Richland Hills, and Watauga.

Ms. Martinez reviewed the proposed chicken ordinance presented during citizens presentation at the last City Council meeting.

- Allow backyard chickens;
- Require a course on Backyard Chicken Health;
- Would not support roosters as part of the ordinance;
- Allow 15 under 8,200 square foot lot; additional 15 chickens per 1/4 acre thereafter;
- Allow 20-foot distance from an occupied building on any adjacent property;
- Recommends a roosting area of 10-inches per hen;

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- One nesting box for every four (4) hens;
- Run dimensions, a minimum four square foot per chicken;
- Coop clean/free of debris; chickens provided with fresh water/food; food/bedding kept in rodent proof containers;
- Animal control will not accept surrendered chickens or “accidental roosters”; and
- Animal control will provide a list of local chicken groups for rehoming purposes.

Ms. Martinez reviewed staff's recommendations to include in the revised ordinance.

- Clarify definition of livestock and fowl;
- Create definition of backyard hen not to include roosters;
- Eliminate restrictions for housing backyard chickens;
- Maintain 50-foot distance from neighboring residential structures for coop, run and exercise area;
- Allow six (6) hens on a minimum 8,400 square foot residential lot;
- Consider allowing up to six (6) additional hens for every 1/4 acre after the minimum 8,400 square foot requirement;
- Clarify that backyard hens or chickens may not be surrendered to the animal shelter;
- Require permit for properties that house backyard hens to include a site plan of the property including coop;
- Coop to be consistent with established zoning restrictions regarding accessory structure size, height and setbacks; and
- Require a 6-foot wood fence surrounding backyard at the property housing chickens.

Ms. Martinez stated that staff seeks comments from City Council to incorporate into the proposed ordinance. Staff will bring the ordinance back for further discussion and based off direction by City Council, staff will bring forward a final proposed ordinance for consideration. Once approved, the effective date of the ordinance will be 30 days following adoption. Ms. Martinez shared that Neighborhood Services would create an online permit, similar to the city's online garage sale permit.

City Council and staff discussed staff's ability to access a property owner's backyard to inspect or follow up on complaints; the number of permitted chickens; safety of sick chickens and proper removal; distance requirement from neighboring residential structures; fence requirements and if waivers would be available to residents; online permit process; turnaround time for staff to process online permits; enforcement procedures; disputes between residents; responsibility of property owners to rehome chickens; extension of moratorium for 60 days following approval of the ordinance; annual city permit runs with the property owner and not the property; and requirement that chickens remain in coop or run. City Council directed staff to prepare a draft ordinance that allows options for their consideration such as number of chickens, distance requirement, etc.

FUTURE AGENDA ITEM(S)

There were no items presented for this category.

EXECUTIVE SESSION

1. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 7656 BOULEVARD 26.

Mayor Trevino announced at 6:46 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.087: Deliberation regarding Economic Development negotiations - 7656 Boulevard 26. Executive Session began at 6:48 p.m. and concluded at 6:55 p.m.

Mayor Trevino announced at 6:55 p.m. that Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor Trevino called the meeting to order at 7:02 p.m.

Present:	Oscar Trevino	Mayor
	Rita Wright Oujesky	Place 2
	Suzy Compton	Place 3
	Mason Orr	Place 4
	Blake Vaughn	Associate Mayor Pro Tem, Place 5
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Tito Rodriguez	Place 1
	Scott Turnage	Deputy Mayor Pro Tem, Place 6
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney

A.1 INVOCATION

Council member Orr gave the invocation.

A.2 PLEDGE

Council member Orr 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

Ms. Jessie Goodfellow, 7500 Cimarron Drive, shared with City Council that she addressed the flooding at her house at a previous City Council meeting and that she has not received any contact from the city. She asked the city to provide a positive plan to address the flooding.

Ms. Jane Birkes, 8321 Main Street, informed City Council about the upcoming North Richland Hills Fire Department Citizens Fire Academy Alumni ("CFAA") chili cook off. The event will be held on October 21, 2023 at the B&B Theatre.

A.5 PUBLIC COMMENTS

Mr. Matt Reed, 5145 Gentling Place, provided comments on backyard hens and the presentation provided by staff in work session.

Ms. Nikki Douglas, 7525 Cimarron Drive, thanked staff and City Council for listening to the citizens regarding backyard hens. She commented on the presentation provided by staff in work session regarding distance from the property line and neighboring homes and the number of backyard hens allowed on a property.

Ms. Debra Turnage, 7015 Douglas Lane, shared that she is located in R-1-S and she supports backyard chickens. She commented on the fence requirement for property owners with backyard chickens.

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 MAYOR PRO TEM DEUPREE TO APPROVE THE CONSENT AGENDA, AS PRESENTED.

MOTION TO APPROVE CARRIED 5-0.

- B.1 APPROVE MINUTES OF THE SEPTEMBER 25, 2023 REGULAR CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE PURCHASE OF A 2023 CUMMINS MOBILE GENERATOR, WITH REMOTE MONITORING, FROM CUMMINS INC., USING SOURCEWELL COOPERATIVE CONTRACT RFP NO. 092222 IN AN AMOUNT NOT TO EXCEED \$306,500.**
- B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN SAN ANTONIO TEXAS ANTI-GANG CENTER, TEXAS DEPARTMENT OF PUBLIC SAFETY AND NORTH TEXAS ANTI-GANG CENTER, CITY OF NORTH RICHLAND HILLS TO TRANSFER AND RECEIVE TWO HANDHELD CHEMICAL DETECTION SYSTEMS PURCHASED BY THE SAN ANTONIO TEXAS ANTI-GANG CENTER WITH THE TEXAS ANTI-GANG PROGRAM GRANT #3060407 FUNDS, IN THE AMOUNT OF \$94,146.26.**
- C. PUBLIC HEARINGS**
- C.1 ZC23-0075, ORDINANCE NO. 3817, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM GLOBAL SIGNS, INC. FOR A REVISION TO A PLANNED DEVELOPMENT AT 5100 DAVIS BOULEVARD, BEING 0.53 ACRES DESCRIBED AS LOT 1R, BLOCK 18, CLEAR VIEW ADDITION.**

APPROVED

Mayor Trevino 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 revision to a redevelopment planned development for 0.53 acres located at 5100 Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is RD-PD, redevelopment planned development. Mr. Comstock provided site photos of the property.

Applicant representative Rick Robertson with Global Signs, located at 5105 California Parkway, Fort Worth, Texas, shared that the request is for a third sign on the building's north elevation.

Mr. Comstock presented staff's report. The city's current sign ordinance allows two signs and the applicant is requesting a third sign. The Planning and Zoning Commission, at their October 5, 2023 meeting, recommended approval with a vote of 5-0.

Mayor Trevino 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 Trevino 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 Trevino closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3817.

MOTION TO APPROVE CARRIED 5-0.

C.2 ZC23-0069, ORDINANCE NO. 3818, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE REDINGER GROUP, LLC FOR A REVISION TO A PLANNED DEVELOPMENT AT 6716 STARDUST DRIVE, BEING 2.88 ACRES DESCRIBED AS TRACT 1A2, JOHN C. YATES SURVEY, ABSTRACT 1753.

APPROVED

Mayor Trevino 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 revision to a planned development for 2.88 acres located at 6716 Stardust Drive. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is RI-PD, residential infill planned development. Mr. Comstock provided site photos of the property.

Applicant representative Chase Medford, 1217 Castle Cove, Keller, Texas presented the request. He provided an overview of the proposed development that includes 14 lots, green space, hardscaping, and conceptual elevations.

Mr. Comstock presented staff's report. The revision to the planned development is the result of the applicant changing the layout of the lots to accommodate a 15' utility easement and 25' gas easement. The development will have four open space lots (maintained by Homeowner Association), 14 single-family lots, street access and front entry garages for all lots. The Planning and Zoning Commission, at their September 21, 2023 meeting, recommended approval with a vote of 6-0, with the condition that the sidewalk access be required between the central houses in the open space sidewalk.

Mayor Trevino 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 Trevino 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 Trevino closed the public

hearing.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3818, SUBJECT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION.

MOTION TO APPROVE CARRIED 5-0.

C.3 ZC23-0074, ORDINANCE NO. 3819, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AND AN ACCESSORY DWELLING UNIT AT 7409 BURSEY ROAD, BEING 2.784 ACRES DESCRIBED AS LOT 8R, BLOCK B, GREEN VALLEY COUNTRY ESTATES.

APPROVED

Mayor Trevino 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 special use permit for a permanent accessory building and an accessory dwelling unit for 2.784 acres located at 7409 Bursey Road. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is R-1-S, special single-family. Mr. Comstock provided site photos of the property.

Applicant Jason Haynie, 7409 Bursey Road, stated that he is seeking a special use permit to construct a shop in the back northeast corner of his property. The building is intended for storage and a personal shop and it will not be used to store vehicles. He shared that there was an existing permanent accessory dwelling unit (approximately 600 square foot) when he purchased the home. He would like to finish out the building to serve as a pool house and home gym. He is seeking three waivers - (1) from the requirement to tie in the accessory dwelling unit to the roof line of his house, (2) request approval of a 3:12 roof pitch versus 4:12, and (3) request to use an existing electricity line versus a separate meter to the proposed 40x20 shop.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their September 21, 2023 meeting, recommended approval with a vote of 6-0, with the allowance for a separate electrical meter for the permanent accessory building on the far northwest corner.

Council member Wright Oujesky clarified that the dwelling unit would not be used as a separate living unit.

Mr. Comstock informed City Council that the zoning ordinance allows a person, who is related to the primary occupant of the house, to live long term in the accessory dwelling unit.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER ORR TO APPROVE ORDINANCE NO. 3819, TO INCLUDE THE REQUESTED VARIANCES.

MOTION TO APPROVE CARRIED 5-0.

C.4 ZC23-0081 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY HORN AND ASSOCIATES FOR A SPECIAL DEVELOPMENT PLAN FOR A NEW SMITHFIELD MASONIC LODGE BUILDING AT 6820-6828 MICKEY COURT, BEING 0.82 ACRES DESCRIBED AS LOTS 13-15, BLOCK 3, WE ODELL ADDITION. (CONTINUED TO THE OCTOBER 23, 2023, CITY COUNCIL MEETING)

CONTINUED

Associate Mayor Pro Tem Vaughn left the meeting at 7:54 p.m.

Mayor Trevino opened and continued the public hearing to the October 23, 2023 City Council meeting.

THIS SPECIAL DEVELOPMENT PLAN WAS CONTINUED TO THE OCTOBER 23, 2023 CITY COUNCIL MEETING.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

E.1 AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH WESTWOOD PROFESSIONAL SERVICES, INC., DBA PELOTON LAND SOLUTIONS, IN AN AMOUNT NOT TO EXCEED \$383,105 FOR THE MAIN STREET STREETSCLAPING & SNIDER STREET EXTENSION PROJECT (ST1102).

APPROVED

City Engineer Nathan Frohman presented the item. City Council is being asked to

consider a professional services agreement for engineering design services for the Main Street Streetscaping & Snider Street Extension project. The project includes the reconstruction of Main Street, Snider Street, and Center Street near the Smithfield Station.

Associate Mayor Pro Tem Vaughn returned to the meeting at 7:57 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM DEUPREE TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH WESTWOOD PROFESSIONAL SERVICES, INC., DBA PELOTON LAND SOLUTIONS, IN AN AMOUNT NOT TO EXCEED \$383,105 FOR THE MAIN STREET STREETSAPING & SNIDER STREET EXTENSION PROJECT (ST1102).

MOTION TO APPROVE CARRIED 5-0.

E.2 AWARD RFB 23-025 TO MCCLENDON CONSTRUCTION CO., INC., FOR CONSTRUCTION OF THE LARIAT TRAIL PROJECT (ST2211) IN THE AMOUNT OF \$2,683,632, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CONSTRUCTION AGREEMENT.

APPROVED

City Engineer Nathan Frohman presented the item. City Council is being asked to award RFB No. 23-025 to McClendon Construction and authorize the City Manager to execute a construction agreement for the Lariat Trail Project. The project is the fourth "major" roadway of the 2020 Bond Program. The scope of the project includes reconstruction of approximately 2,000 linear feet of Lariat Trail in two segments - Meadow Lakes to Circleview and Riviera to the dead end.

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AWARD RFB 23-025 TO MCCLENDON CONSTRUCTION CO., INC., FOR CONSTRUCTION OF THE LARIAT TRAIL PROJECT (ST2211) IN THE AMOUNT OF \$2,683,632, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CONSTRUCTION AGREEMENT.

MOTION TO APPROVE CARRIED 5-0.

F. GENERAL ITEMS

F.1 APPROVE RESOLUTION NO. 2023-077, ESTABLISHING A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) BASIC INCENTIVES POLICY.

APPROVED

Deputy City Manager Paulette Hartman presented items F.1 and F.2. The City Council at their February Goals Session discussed the idea of creating a zone to address aging commercial corridors in the city. In May during work session, staff provided additional information regarding a Neighborhood Empowerment Zone (NEZ) Basic Incentives Policy. Staff is bringing forward two resolutions for City Council's consideration to (1) establish the NRH Neighborhood Empowerment Zone Basic Incentives Policy and (2) establish the Davis Boulevard/Boulevard 26 Neighborhood Empowerment Zone. Ms. Hartman provided an overview of the Neighborhood Empowerment Zone Policy Purpose and the EZ Streets Zone.

Council member Orr stated that this has been a priority of the City Council at their Goals Session. He thanked staff for bringing forward the policy.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE RESOLUTION NO. 2023-077, ESTABLISHING A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) BASIC INCENTIVES POLICY.

MOTION TO APPROVE CARRIED 5-0.

F.2 APPROVE RESOLUTION NO. 2023-078, ESTABLISHING THE DAVIS BOULEVARD/BOULEVARD 26 NEIGHBORHOOD EMPOWERMENT ZONE (NEZ).

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY ASSOCIATE MAYOR PRO TEM VAUGHN TO APPROVE RESOLUTION NO. 2023-078, ESTABLISHING THE DAVIS BOULEVARD/BOULEVARD 26 NEIGHBORHOOD EMPOWERMENT ZONE (NEZ).

MOTION TO APPROVE CARRIED 5-0.

F.3 CONSIDER RESOLUTION NO. 2023-079, NOMINATING A REPRESENTATIVE TO THE TARRANT COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.

APPROVED

City Manager Mark Hindman presented the item. The Tarrant County Appraisal District informed the city that the terms of service for the five members of the Tarrant Appraisal District ("TAD") Board of Directors("Board") expire December 31, 2023. As a voting entity, North Richland Hills may nominate one candidate for each of the five positions. TAD is receiving nominations from voting entities by resolution no later than October 15, 2023. Once the nomination process is complete, TAD will provide voting entities a ballot to allocate 37 votes for nominees. The city's ballot, approved by resolution, is due to TAD by December 15, 2023. The five nominees receiving the highest vote totals will be elected to office. Mr. Hindman commented that City Council at their September 25 meeting approved the nomination of Vince Puente, Sr. The city may nominate additional candidates and he received nominations from Associate Mayor Pro Tem Vaughn for Jerald Miller, Jr., Rich DeOtte, and Gary M. Losada.

Council member Orr asked if the City Council is going to vote for all the names at one time.

Mayor Trevino stated that he would ask for a show of hands for each nominee. Gerald Millers, Jr. received two, Rich DeOtte received three, and Gary M. Losada received two.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM VAUGHN, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE RESOLUTION NO. 2023-079, NOMINATING RICH DEOTTE TO THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS.

MOTION TO APPROVE CARRIED 5-0.

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

APPROVED

Director of Economic Development Craig Hulse shared that Homewood Suites by Hilton wants to locate at Boulevard 26 and Rodger Line Drive. The city is being asked to consider a Hotel Occupancy Tax reimbursement and reimbursement of permit fees using Hotel Occupancy Tax reserves. Mr. Hulse stated that funds associated with the Hotel Occupancy Tax are restricted to tourism and hotels.

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT WITH MM3 HOSPITALITY, LLC OR ASSIGNS AND EXECUTE ANY NECESSARY AND RELATED DOCUMENTS FOR THE PROPERTY LOCATED AT 7656 BOULEVARD 26.

MOTION TO APPROVE CARRIED 5-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Compton made the following announcements.

This week is open house week for the NRH Fire Department. Stop by your neighborhood fire station to meet the team, see demos, ask questions, and tour the firehouse. Please visit our website for the open house schedule and more details.

Join us on Tuesday, October 10, 2023 for the final 'Round the Town with Oscar event for this year. The bicycle ride and walk will start at 6:00 p.m. at Cross Timbers Park. Please visit the city's website for more details.

Enjoy a free outdoor concert this Thursday, October 12, 2023 on the City Hall Plaza. The Stevie Ray Vaughan Tribute band Texas Flood will be performing starting at 6:30 p.m. You can find all of the details on the city's website.

Kudos Korner - Kristin James in Neighborhood Services - We received several comments of appreciation for Kristin's work in coordinating the annual Trash Bash Litter Cleanup event. Several volunteers noted that it was well organized, and participants of all ages had a great time. "Thank you for making it so easy and fun to serve our community," they said.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:23 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer