

**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 22, 2020**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 22nd day of June at 6:00 p.m. in the City Council Chamber prior to the 7:00 p.m. regular Council meeting.

Present:	Scott Turnage	Mayor Pro Tem, Place 6
	Tito Rodriguez	Deputy Mayor Pro Tem, Place 1
	Rita Wright Oujesky	Council, Place 2
	Suzy Compton	Council, Place 3
	Mason Orr	Associate Mayor Pro Tem, Place 4
	Mike Benton	Council, Place 5

Absent:	Oscar Trevino	Mayor
	Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**CALL TO ORDER**

Mayor Pro Tem Turnage called the meeting to order at 6:01 p.m.

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

City Council had no questions for staff.

Mayor Pro Tem Turnage asked City Council if they anticipate removing any items from the consent agenda. If so, city staff will make themselves available to respond to questions. City Council had no concerns or questions regarding the consent agenda.

City Secretary Alicia Richardson informed City Council that item F.4, Resolution No. 2020-027 has been revised and a copy emailed to City Council. Mr. Justin Paeltz is recommended for appointment to Ex-Officio on the Civil Service Commission and staff recommendations for the Economic Development Advisory Committee were removed and

will be considered at a future date.

**2. DISCUSSION OF SPECIAL DEVELOPMENT PLAN FOR URBAN TRAILS BEATEN PATH DEVELOPMENT OF 10.92 ACRES AT NORTHWEST AND NORTHEAST CORNERS OF MID CITIES BOULEVARD AND HOLIDAY LANE, FOR URBAN TRAILS PHASES ONE AND TWO.**

Director of Planning Clayton Comstock informed City Council this item was previously considered at their June 8, 2020 meeting. In response to City Council comments, the applicant revised architectural elements. The revised elements do not require action by City Council.

Mayor Pro Tem Turnage thanked Dustin Austin for working with staff to make changes to address concerns expressed by City Council.

Mr. Austin commented that their request for a revised special development plan included three drawings that was approved by City Council on June 8, 2020. Mr. Austin commented that they worked with city staff to address concerns expressed by City Council. Mr. Austin reviewed the revised elevations that include left, right and center doors; metal roofs where appropriate, and material selection.

City Council thanked Mr. Austin for addressing their concerns.

Mayor Pro Tem Turnage adjourned work session at 6:16 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

Mayor Pro Tem Turnage called the meeting to order June 22, 2020 at 7:00 p.m.

Present:	Scott Turnage	Mayor Pro Tem, Place 6
	Tito Rodriguez	Deputy Mayor Pro Tem, Place 1
	Rita Wright Oujesky	Council, Place 2
	Suzy Compton	Council, Place 3
	Mason Orr	Associate Mayor Pro Tem, Place 4
	Mike Benton	Council, Place 5
	Tim Welch	Council, Place 7

Absent:	Oscar Trevino	Mayor
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Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**A.1 INVOCATION**

Council member Compton gave the invocation.

**A.2 PLEDGE**

Council member Compton 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**

There were no requests to speak from the public.

**A.5 PUBLIC COMMENTS**

There were no requests to speak from the public.

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

No items were removed from the consent agenda.

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

**APPROVED**

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM ORR, SECONDED BY DEPUTY MAYOR PRO TEM RODRIGUEZ TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 7-0.**

**B.1 APPROVE MINUTES OF THE REGULAR JUNE 8, 2020 CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A THREE-YEAR AGREEMENT FOR ARMORED CAR SERVICES WITH BRINK'S, INCORPORATED IN AN AMOUNT NOT TO EXCEED \$85,000.**

- B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A LEASE PURCHASE AGREEMENT AND NECESSARY AND RELATED DOCUMENTS, WITH CLUB CAR LLC, FOR GOLF CARS FOR IRON HORSE GOLF COURSE IN THE AMOUNT OF \$645,637.44 USING AN OMNIA PARTNERS COOPERATIVE AGREEMENT.**
- B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE A LICENSE AND SERVICE AGREEMENT WITH CLUB CAR, LLC FOR CLUB CAR CONNECT VISAGE SOFTWARE FOR THE GPS SYSTEM FOR GOLF CARS AT IRON HORSE GOLF COURSE IN THE AMOUNT OF \$112,896.00.**
- B.5 RP 2020-08 CONSIDERATION OF A REQUEST FROM TEXAS SURVEYING INC. FOR A REPLAT OF LOT 1R1, BLOCK 1-R, NORTHRIDGE ADDITION, BEING 0.208 ACRES LOCATED AT 5359 NORTHRIDGE BOULEVARD.**

**C. PUBLIC HEARINGS**

There were no items for this category.

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

- F.1 CONSIDER RESOLUTION NO. 2020-025, AUTHORIZING THE CITY MANAGER TO SIGN THE TEXAS COALITION FOR AFFORDABLE POWER'S (TCAP) PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY'S COMMERCIAL ELECTRIC SERVICE AGREEMENT (CESA) FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023.**

**APPROVED**

Assistant City Manager Karen Manila informed City Council the purpose of the request is to participate in the Strategic Hedging Program (SHP) with the Texas Coalition for Affordable Power (TCAP) and authorize the City Manager to execute necessary documents. City staff recommends approval of Resolution No. 2020-025.

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER WELCH TO APPROVE RESOLUTION NO. 2020-025.**

**MOTION TO APPROVE CARRIED 7-0.**

**F.2 CONSIDER RESOLUTION NO. 2020-026 APPROVING THE 2020 ANNUAL SERVICE PLAN UPDATE FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.**

**APPROVED**

Director of Economic Development Craig Hulse presented item and provided an update on the City Point Development. The area is known as the former North Hills Mall. The development, a five year build-out project, will include single-family, multi-family and commercial districts. Centurion American has removed asphalt and abandoned utilities, which will be replaced by upgraded public utilities. Staff anticipates new street construction to begin in early 2021.

Mr. Kyle Sikorski, Vice President of P3 Works, the city's Public Improvement District Administrator, explained that Chapter 372 of the Texas Local Government Code governs Public Improvement Districts (PID). The statute requires the Service and Assessment Plan, including the Assessment Rolls, be updated annually. The Tarrant Tax Assessor-Collector requires the Assessment Rolls be forwarded to them by September 1 of each year. Mr. Sikorski informed City Council they are required to re-approve the Assessment Roll each year. He clarified the assessment it is not a new levy; it identifies what is being placed on the tax roll for the year. The developer owns the entire property and will receive the annual installment on their tax bill this year. Residents that live in the district will see the additional tax listed on their tax bill as a separate jurisdiction code. Mr. Sikorski said that P3 Works will work with the realtors to educate residents about the Public Improvement District and assessment information.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM ORR TO APPROVE RESOLUTION NO. 2020-026 APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.**

**MOTION TO APPROVE CARRIED 7-0.**

**F.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH DEAN ELECTRIC, INC., DBA DEAN CONSTRUCTION FOR THE RENOVATION OF LINDA SPURLOCK PARK, IN ACCORDANCE WITH RFP 20-016, IN THE AMOUNT OF \$882,500 AND APPROVE ASSOCIATED BUDGET REVISIONS.**

**APPROVED**

Senior Park Planner Joe Pack informed City Council the request before them this evening is to authorize the City Manager to execute a contract with Dean Construction for the renovation of Linda Spurlock Park in the amount of \$882,500 and approve associated budget revisions. The city received 15 competitive sealed proposals for the project, which included the base bid and an alternate bid for a small seat wall for the pavilion area. Staff selected Dean Construction as the best value for the city. Dean Construction renovated Northfield Park in 2018. Mr. Pack informed City Council the funding for the overage in the amount of \$35,000 has been identified in project savings from park infrastructure maintenance. The project is estimated to be completed in February 2021.

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY DEPUTY MAYOR PRO TEM RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH DEAN ELECTRIC, INC., DBA DEAN CONSTRUCTION FOR THE RENOVATION OF LINDA SPURLOCK PARK, IN ACCORDANCE WITH RFP 20-016, IN THE AMOUNT OF \$882,500 AND APPROVE ASSOCIATED BUDGET REVISIONS.**

**MOTION TO APPROVE CARRIED 7-0.**

**F.4 CONSIDER RESOLUTION NO. 2020-027, APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS AND COMMITTEES.**

**APPROVED**

City Secretary Alicia Richardson presented item. Mayor Trevino and Council members Wright Oujesky and Orr forwarded their appointment recommendations to coincide with their places on the Council. The nominees also included Council member Compton's recommendation for a vacancy on the Substandard Building Board. Mayor Pro Tem Turnage's recommendations will come forward at a future meeting.

**Civil Service Commission**

Sally Bustamante	Position 1	June 30, 2021
September Daniel	Position 2 - Fire Association	June 30, 2021
Russ Juren	Position 4 - Police Association	June 30, 2022
Justin Paeltz	Ex-Officio	June 30, 2022

Ken Reeves Ex-Officio June 30, 2022

**Construction Code Appeals Board**

Ms. Richardson informed City Council the nominees for the Construction Code Appeals Board are the recommendation of city staff.

Kurt Cameron	Place 2	June 30, 2022
Marc Trevino	Place 4	June 30, 2022
Heath Kirkwood	Place 6	June 30, 2022

**Keep North Richland Hills Beautiful Commission**

Amy Steele	Place 2	June 30, 2022
MiShon Landry	Place 4	June 30, 2022
Kim Johnson	Alternate	June 30, 2022

**Library Board**

John Keigley	Place 2	June 30, 2022
Holly Mitchell	Place 4	June 30, 2022
Pam Donahoo	Alternate	June 30, 2022

**Parks and Recreation Board**

Kate Beck	Place 2	June 30, 2022
Vanessa Copeland	Place 4	June 30, 2022
Ken Reeves	Alterante	June 30, 2022

**Parks and Recreation Facilities Development Corporation**

Ms. Richardson informed City Council the existing members on the Parks and Recreation Facilities Development Corporation include Council member Welch, Place 1; Council member Benton, Place 2; Mayor Pro Tem Turnage, Place 3; Council member Wright Oujeksy, Place 4; Tracye Tipps, Place 5; Dianne Spradling, Place 6 and Mike Filis, Place 7. Places 1-4 are comprised of City Council members and Places 5-7 are citizen members. Ms. Richardson informed City Council they can reappoint existing members or appoint new members to Places 1, 5 and 7, terms expiring June 30, 2022.

Council directed staff to reappoint existing members.

Tim Welch	Place 1	June 30, 2022
Tracye Tipps	Place 5	June 30, 2022
Mike Filis	Place 7	June 30, 2022

**Planning & Zoning Commission and Capital Improvement Advisory Committee**

Gerald Tyner	Place 2	June 30, 2022
Patrick Faram	Place 4	June 30, 2022
Gregory Hoffa	Ex-Officio	June 30, 2022

**Substandard Building Board**

Bill Wait	Place 2	June 30, 2022
Michael Gist	Place 4	June 30, 2022

**Teen Court Advisory Board**

Janet Golightly	Place 2	June 30, 2022
Mandi Sullins	Place 4	June 30, 2022

**Zoning Board of Adjustment**

Thomas Clemmons	Place 2, Alternate	June 30, 2022
Crystal Ndidi Ibe (fulfill vacancy)	Place 3, Alternate	June 30, 2021
Steve Koons	Place 4	June 30, 2022

**Capital Improvement Projects Committee**

City Secretary Alicia Richardson informed City Council that pursuant to the Council Rules of Procedure, the Mayor appoints members to City Council committees, subject to approval of the Council. Mayor Trevino recommends the appointment of Associate Mayor Pro Tem Mason Orr to fulfill the vacancy in the alternate position.

There were no objections from City Council.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE RESOLUTION NO. 2020-027, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 7-0.**



## **EXECUTIVE SESSION**

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

Mayor Pro Tem Turnage announced that City Council did not convene into Executive Session.

### **H. INFORMATION AND REPORTS - COUNCIL MEMBER WELCH**

#### **H.1 ANNOUNCEMENTS**

Council member Welch made the following announcements.

Keep North Richland Hills Beautiful is hosting a Family Friendly Gardening Seminar this Saturday, June 27, 2020. The free seminar will be conducted online through Zoom starting at 9:00 a.m. Please visit the city's website to get more information and sign up.

Early voting for the Democratic and Republican Primaries starts next Monday, June 29, 2020 and continues through July 10, 2020. You can find voting times, locations, sample ballots and more on the Tarrant County Elections Website.

City Hall and other non-emergency city offices will be closed on Friday, July 3, 2020 in observance of the Independence Day Holiday. NRH2O, Iron Horse Golf Course and the NRH Centre will be open. Residential trash and recycling collection will not change for this holiday.

Kudos Korner - Clayton Husband of the Planning Department - A citizen emailed to commend Clayton for his assistance during the rezoning and platting process. She said he was timely in getting back to her, provided clear instructions and was helpful in answering all of their questions. She added, "the best part to working with Clayton is that he is NICE, just nice and pleasant to speak with can go a long way in my book."

### **I. ADJOURNMENT**

Mayor Pro Tem Turnage adjourned the meeting at 7:45 p.m.

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Scott Turnage, Mayor Pro Tem

ATTEST:

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Alicia Richardson, City Secretary