

**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
AUGUST 26, 2024**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 26th day of August at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Deputy Mayor Pro Tem, Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Jack McCarty	Mayor
Staff Members:	Paulette Hartman	City Manager
	Caroline Waggoner	Assistant City Manager
	Trudy Lewis	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara Leahy White	Interim City Attorney

CALL TO ORDER

Mayor Pro Tem Deupree 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. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE.

Managing Director of Development Services Clayton Comstock introduced the city's new Chief Building Official, Kurt Kasson.

3. QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2024

City Council received a presentation from Director of Finance Jay Patel.

FUTURE AGENDA ITEM(S)

Mayor Pro Tem Deupree commented that City Manager Paulette Hartman created a schedule of future items requested by the City Council. He asked to include the chicken ordinance, spraying of insects, bee ordinance, and process to request proclamations.

Ms. Hartman reviewed the schedule and projected dates to discuss items. The mayor and council members can propose an item be placed on a future work session. The City Council will consider the proposal and direct staff. When the item is discussed, staff will present research that outlines the pros and cons, allowing the City Council to make informed decisions.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH CITY ATTORNEY REGARDING LITIGATION - (1) CITY OF NORTH RICHLAND HILLS V. MANUEL FINANCIAL LLC NO. 2, LLC ET AL CASE NO. CC240015; (2) CITY OF NORTH RICHLAND HILLS V. MANUEL OLDSMOBILE, INC. CASE NO. CC240019, MUNICIPAL COURT NO. 2, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS.**
2. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 6701 DAVIS BOULEVARD.**

Mayor Pro Tem Deupree announced at 6:25 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: (1) City of North Richland Hills V. Manuel Financial LLC No. 2, LLC et al Case No. CC240015; (2) City of North Richland Hills V. Manuel Oldsmobile, Inc. Case No. CC240019, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas and Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 6701 Davis Boulevard. Executive Session began at 6:29 p.m. and concluded at 7:11 p.m.

Mayor Pro Tem Deupree announced at 7:11 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor Pro Tem Deupree called the meeting to order August 26, 2024 at 7:18 p.m.

Present:	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Deputy Mayor Pro Tem, Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Jack McCarty	Mayor
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara Leahy White	Interim City Attorney

A.1 INVOCATION

Council member Blake gave the invocation.

A.2 PLEDGE

Council member Blake 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. Brandi Merritt, 7320 Shady Hollow Lane, talked about her experience with the city's apartment inspector.

Ms. Jessie Goodfellow, 7500 Cimarron Drive, asked the city to look at having a policy to address shedding water onto other people's properties. She asked for the city's help to redirect water that is collecting on her property. City Manager Paulette Hartman informed City Council that staff is working with Ms. Goodfellow.

Ms. Brenda Witten, 8528 Davis Blvd, Unit 134, commented on her rights being infringed upon.

Ms. Amy Sue Brogdon, 7724 Western Oaks Drive, commented that North Richland Hills has too many multi-home dwellings (apartments). She asked where she could locate the city's ten-year growth plan. Ms. Hartman shared that the Vision2030 plan is available on the city's website.

Mr. Bryan M. Hennessy, 6905 Jessica Court, shared that he spoke at the March City Council meeting about the safety of pedestrians on Eden Road and his request for a sidewalk. He asked City Council to consider utilizing reserves to construct a sidewalk on the east side of the railroad crossing. Mr. Hennessy inquired about the city-owned property located at Davis Boulevard and Lola Lane being utilized for a fire station. Ms. Hartman stated that there is no definitive plan for the property. Any future use would be considered by a future bond committee.

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 COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE THE MINUTES OF THE AUGUST 12, 2024 CITY COUNCIL MEETING.

B.2 AUTHORIZE AN AMENDMENT TO THE COOPERATIVE PURCHASING AGREEMENT WITH CLASSIC CHEVROLET, THROUGH SOURCEWELL RFP #101520, FOR THE PURCHASE OF CHEVROLET PARTS AND SERVICE, INCREASING THE AMOUNT BY \$25,001, AND NOT TO EXCEED \$75,000 IN TOTAL.

B.3 CONSIDER RESOLUTION NO. 2024-040, AUTHORIZING THE CITY MANAGER TO EXECUTE A REGIONAL ASSET TRANSFER ADDENDUM WITH THE CITY OF ARLINGTON TO TRANSFER A 13-MONTH SERVICE SUBSCRIPTION FOR A FLOCK RAVEN IN THE AMOUNT OF \$13,000 PURCHASED BY THE CITY OF NORTH RICHLAND HILLS IN ACCORDANCE WITH THE CITY'S APPROVED PURCHASING POLICIES USING TAG GRANT #2848909 FUNDS.

B.4 AUTHORIZE THE EXPENDITURE OF THE SUBSCRIPTION RENEWAL FOR NINE EXISTING AUTOMATED LICENSE PLATE READER (ALPR) CAMERAS, THE RENEWAL OF THE ADVANCED SEARCH FEATURE, COMBINED WITH THE POLICE DEPARTMENT'S PURCHASE OF SIX ADDITIONAL POLE-MOUNTED ALPR CAMERAS AND THE PARKS DEPARTMENT'S PURCHASE OF ONE POLE-MOUNTED ALPR CAMERA BY FLOCK SAFETY, INC., NOT TO EXCEED THE AMOUNT OF \$84,799.75.

C. PUBLIC HEARINGS

C.1 ZC24-0102, ORDINANCE NO. 3862, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ATITHI SB LLC FOR A SPECIAL USE PERMIT FOR AN EVENT CENTER AT 5346 RUFÉ SNOW DRIVE, BEING 2.58 ACRES DESCRIBED AS LOT 4R2, BLOCK 10, SNOW HEIGHTS NORTH ADDITION.

APPROVED

Mayor Pro Tem Deupree opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting a special use permit for 2.58 acres located at 5346 Rufe Snow Drive. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-2 commercial. Mr. Husband provided site photos of the property.

Applicant representative Dikchhya Bhatta, 8108 York Beach Place, Arlington, Texas stated that she is requesting the special use permit for an event center. The event center will have a prep kitchen and would not sell alcohol.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their August 1, 2024 meeting, recommended approval with a vote of 7-0. The Commission provided a list of nonconforming features to provide potential enhancements to bring the property closer to compliance with current development standards.

City Council and staff discussed how long the property has been vacant, landscape requirements, and parking.

Mayor Pro Tem Deupree 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 Pro Tem Deupree 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 Pro Tem Deupree closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3862.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC24-0106, ORDINANCE NO. 3863, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARC TREVINO FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO RE-1 (RESIDENTIAL ESTATE) AT 8017 VALLEY DRIVE, BEING 3.095 ACRES DESCRIBED AS TRACTS 1 AND 1C4 STEPHEN RICHARDSON SURVEY, ABSTRACT 1266; AND TRACT 1B2D, JOHN CONDRA SURVEY, ABSTRACT 310.

APPROVED

Mayor Pro Tem Deupree opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting a zoning change for 3.095 acres located at 8017 Valley Drive. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is AG, agricultural. Mr. Husband provided site photos of the property.

Applicant Marc Trevino, 7300 Bursley Road, stated that he is requesting a zoning change from AG to RE-1 to construct a 2,300 square foot home. He shared that the existing barn on the property would remain and that he is working with the city to address the drainage, which will include a drainage study.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their August 15, 2024 meeting, recommended approval with a vote of 7-0.

Mayor Pro Tem Deupree 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 Pro Tem Deupree 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 Pro Tem Deupree closed the public hearing.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3863.

MOTION TO APPROVE CARRIED 7-0.

C.3 PUBLIC HEARING ON THE FISCAL YEAR 2024/2025 PROPOSED OPERATING AND CAPITAL BUDGET.

Mayor Pro Tem Deupree opened the public hearing and called on Assistant City Manager Trudy Lewis to present the item.

Ms. Lewis provided an overview of the proposed fiscal year 2024/2025 budget. She discussed challenges in responding to inflation, maintaining competitive salaries and the slowing sales tax growth. She also shared budget opportunities that allowed cash-funding for projects versus issuing debt, increased interest earnings, and new construction and building permits. The proposed fiscal year 2024/2025 budget includes efficiencies and optimizations and budget additions and improvements. Ms. Lewis provided an overview of the proposed FY 2024/2025 utility rates. While there are no increases from the city, the pass through rates set by Fort Worth and the Trinity River Authority (TRA) will increase \$0.16 for water and \$0.22 for sewer.

Mayor Pro Tem Deupree 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 Pro Tem Deupree 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 Pro Tem Deupree closed the public hearing.

Mayor Pro Tem Deupree announced that the City Council would conduct a second public hearing on September 9 at 7:00 p.m.

C.4 PUBLIC HEARING ON THE TAX YEAR 2024 (FISCAL YEAR 2024/2025) PROPOSED TAX RATE

Mayor Pro Tem Deupree opened the public hearing and called on Assistant City Manager Trudy Lewis to present the item.

Ms. Lewis stated that the city's proposed tax rate, in the amount of \$0.489389, is lower than the No-New Revenue (\$0.489837) and Voter-Approval (\$0.493021) tax rates. With the city's proposed tax rate being lower, state law does not require public hearings. In an effort to promote transparency, the city is conducting two public hearings. The net taxable values for tax year 2024 is \$9,079,895,156 and is comprised of residential (66%), multifamily commercial (15%), other commercial (18%), and industrial and other (1%). Tax exemptions offered by the city include 20% for homestead and \$36,000 for seniors and disabled persons.

Mayor Pro Tem Deupree 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 Pro Tem Deupree 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 Pro Tem Deupree closed the public hearing.

Mayor Pro Tem Deupree announced that the City Council would conduct a second public hearing on September 9 at 7:00 p.m.

D. PLANNING AND DEVELOPMENT

There were no items from this category.

E. PUBLIC WORKS

There were no items from this category.

F. GENERAL ITEMS

F.1 CONSIDER ORDINANCE 3864, APPROVING A NEGOTIATED SETTLEMENT AGREEMENT BETWEEN ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORPORATION, MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING.

APPROVED

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

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE 3864.

MOTION TO APPROVE CARRIED 7-0.

F.2 CONSIDER AWARDING RFP 24-020 FOR THE PURCHASE OF PUBLIC FURNITURE FOR THE NRH LIBRARY FROM CULTURAL SURROUNDINGS AND APPROVING THE PURCHASE OF FURNITURE FROM SOUTHERN ALUMINUM (TIPS CONTRACT NO. 230301) IN THE AMOUNT OF \$150,090 UTILIZING ARPA FUNDING.

APPROVED

City Council received a presentation from Director of Library Services Cecilia Barham.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO AWARD RFP 24-020.

MOTION TO APPROVE CARRIED 7-0.

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

DENIED

Mayor Pro Tem Deupree advised that City Council met in Executive Session, pursuant to Section 551.071: Consultation with City Attorney regarding litigation and Section 551.072: Deliberate the purchase, exchange, lease, or value of real property - 6701 Davis Boulevard.

Mayor Pro Tem Deupree announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.072: Deliberate the purchase, exchange, lease, or value of real property - 6701 Davis Boulevard.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A FOURTH AMENDMENT TO THE PURCHASE AND SALE AGREEMENT AND EXECUTE ANY NECESSARY AND RELATED DOCUMENTS WITH PG INVESTCO, LLC FOR 9.405 ACRES AT LOT1, BLOCK 3, SMITHFIELD ADDITION.

THE MOTION FAILED WITH A VOTE OF 3-4; WITH MAYOR PRO TEM DEUPREE AND COUNCIL MEMBERS RODRIGUEZ AND COMPTON VOTING FOR AND DEPUTY MAYOR PRO TEM VAUGH, ASSOCIATE MAYOR PRO TEM RODRIGUEZ AND COUNCIL MEMBERS BLAKE AND MITCHELL VOTING AGAINST THE MOTION.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Mitchell made the following announcements.

Learn from local gardening experts at Common Ground NRH Community Garden's Fall Gardening Seminar this Saturday, August 31. The free seminar takes place from 9:00 a.m. to 12:00 p.m. in the Grand Hall at the NRH Centre.

City Hall and other non-emergency City offices will be closed on Monday, September 2 for the Labor Day Holiday. The NRH Centre, Iron Horse Golf Course and NRH2O will be open. Garbage and recycling will not be collected on Labor Day. Monday collections will occur on Tuesday and Tuesday collections will move to Wednesday.

Join NRH Parks & Recreation on the first Saturday of the month for Play Today NRH. On Saturday, September 7 they will be at Green Valley Park from 10:00 a.m. to 11:30 a.m. with games and activities. All ages and abilities are welcome.

Kudos Korner - Denis Ferreira, Drew Miller, Nathan Soroka, Grayson Smith, and Micah Sourjohn in the Fire Department - A resident called to express her gratitude for the staff who responded to her mother's home after she passed away. She said the family was extremely grateful to the firemen who helped take care of her mother. She said the compassion and professionalism they displayed did not go unnoticed.

I. ADJOURNMENT

Mayor Pro Tem Deupree adjourned the meeting at 8:42 p.m.

Kelvin Deupree, Mayor Pro Tem

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer