

**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  
JULY 12, 2021**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 12th day of July at 5:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6
	Kelvin Deupree	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 Trevino 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. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE OR CITIZEN.**

Assistant City Manager Karen Manila introduced Eric Von Schimmelmann the new Director of Information Technology. Mr. Von Schimmelmann moved from Carson City, Nevada and his experience includes an ERP migration from HTE to Tyler Technologies.

**3. FISCAL YEAR 2021-2022 BUDGET WORK SESSION.**

City Manager Mark Hindman informed City Council the budget presentation includes an

overview of the following funds: drainage utility fund, internal service funds, and proposed capital budget (streets, drainage, utility, Parks and NRH20). Director of Finance Mark Mills will discuss the property tax rate process.

Mr. Hindman commented that the majority of the budget is personnel. The budget includes the implementation of the 2020 bond election. The bonds have been sold and the budget includes the debt service. The budget also includes carry-over expenditures from Storm Uri and expenditures to prepare for similar events in the future. Mr. Hindman informed City Council he does not anticipate the property tax revenues exceeding 3.5%; thus not triggering an election.

Director of Budget and Research Robert Myers provided an overview of the revised fiscal year 2020/2021 drainage utility fund. The fund is used to account for the monthly drainage fee assessed to residents and businesses to pay for the maintenance, upkeep and necessary improvements to the city's storm water drainage system. The revised revenues for 2020/2021 is estimated at \$1,690,242, which is an increase of \$38,542. There is no change in anticipated expenditures in the amount of \$1,651,700. The fund reflects a positive ending balance of \$38,542, which will be transferred to reserves. The fiscal year 2021/2022 proposed revenues is \$1,690,242 and proposed expenditures is \$688,750. The revenue is almost entirely generated from drainage fees. In fiscal year 2020, the City Council approved a rate increase for the drainage fee to help build reserves to cash fund a large portion of project needs anticipated over the next 20 years.

Assistant City Manager Karen Manila provided an overview of the revised and proposed budgets for the internal funds (facilities, fleet services and information tech).

The facilities fund revised revenues for 2020/2021 is estimated at \$3,302,356, which is an increase of \$34,166. The fund reflects a positive ending balance of \$47,168, which will be transferred to reserves. The revised expenditures for 2020/2021 is estimated at \$3,255,188, which is a decrease of \$13,002. The fiscal year 2021/2022 proposed revenues is \$2,970,968 and proposed expenditures is \$3,053,318. The proposed budget fund reflects a negative ending balance of \$82,350.

The fleet services fund revised revenues for 2020/2021 is estimated at \$4,082,787, which is an increase of \$27,001. The fund reflects a zero ending balance. The fiscal year 2021/2022 proposed revenues is \$4,063,428 and proposed expenditures is \$4,031,193. The proposed budget fund reflects a positive ending balance of \$32,235.

The information tech fund revised revenues for 2021/2021 is estimated at \$4,236,368, which is an increase of \$228,011. The fund reflects a negative ending balance of \$40,665. The revised expenditures for 2020/2021 is estimated at \$4,277,033, which is an increase of \$268,676. The fiscal year 2021/2022 proposed revenues is \$4,184,533

and proposed expenditures is \$4,176,316. The proposed budget fund reflects a positive ending balance of \$8,217.

Deputy City Manager Paulette Hartman provided an overview of the proposed capital budget (streets, drainage, utility, Parks and NRH20).

The proposed street capital projects in the amount of \$13,650,550 includes preventive street maintenance (\$1,000,000) funded with general fund reserves; sidewalk rehabilitation and replacement (\$50,000) funded with general fund; transportation management equipment (\$195,550) funded by street capital improvement project reserves; and street bond program projects (\$12,405,000) funded by general obligation bonds.

Ms. Hartman informed City Council the following streets are included in the street bond program projects funded by general obligation bonds.

- \* Crystal Lane
- \* Daniel Drive
- \* Dawn Drive
- \* Harmonson Drive
- \* Kirk Lane
- \* Lariat Trail
- \* Main Street
- \* Post Oak Drive
- \* Sierra Drive
- \* South Crest Drive
- \* Windhaven Road
- \* Wood View Drive

Ms. Hartman provided a project status update on the 2020 street bond program. There are four street projects currently underway and they include: Glenview Drive West, Bedford-Eules Road, Nor'East Drive and North Hills Drive. The five projects set to begin in fiscal year 2021/2022 include: Meadow Oak Drive, Pearl Street, Southampton Drive, Iron Horse Boulevard West and Diamond Loch West Courts. In fiscal year 2022/2023 the projects include: Stonybrooke Drive, Nob Hill Drive, Dawn Drive, Lariat Drive, Main Street and Windhaven Road. In fiscal year 2023/2024 the projects include: Kirk Lane, Wood View Drive, South Crest Drive, Sierra Drive, and Harmonson Drive. In fiscal year 2024/2025 the projects include: Crystal Lane, Daniel Drive and Post Oak Drive.

The proposed fiscal year 2021/2022 drainage capital improvement projects in the amount of \$310,00 includes street drainage improvement projects (\$100,000) and Sunnybrook drainage improvements (\$210,000).

The proposed fiscal year 2021/2022 utility capital improvement projects in the amount of \$4,085,000 includes five projects.

- \* Big Fossil interceptor rehabilitation (\$2,510,000) funded by certificates of obligation bonds;
- \* Paramount Street sanitary sewer (\$15,000) funded with Community Development Block Grant (CDBG) funds;
- \* Telemetric water meter annual maintenance (\$400,000) funded by utility fund;
- \* Tyson 12" and 10" sanitary sewer bypass line (\$910,000) funded by certificates of obligation bonds; and
- \* Wastewater manhole replacement and rehabilitation (\$250,000) funded by utility fund reserves.

Ms. Hartman reviewed the Parks & Recreation Facilities Development fund. The fiscal year 2021/2022 proposed revenues is \$6,305,574 and proposed expenditures is \$3,787,129. The proposed budget fund reflects an ending balance of \$1,412,438 before reserves or projects. The proposed projects in the amount of \$874,00 include seven (7) projects.

- \* Adventure World improvements Phase 2 (\$95,000) funded by 1/2 cent Parks & Recreation Facilities Development Corporation (PRFDC) sales tax;
- \* City Point Trail (\$165,000) funded by 1/2 cent PRFDC sales tax;
- \* Cross Timbers Park playground replacement (\$230,000) funded by park impact fee reserves;
- \* Northfield Park sidewalk to Davis (\$45,000) funded by 1/2 cent PRFDC sales tax;
- \* Park infrastructure maintenance 2022 (\$207,000) funded by 1/2 cent PRFDC sales tax;
- \* Partial playground replacement for 4 parks (\$90,000) funded by 1/2 cent PRFDC sales tax; and
- \* Tennis Center infrastructure maintenance (\$42,000) funded by 1/2 cent PRFDC sales tax.

Ms. Hartman shared that the aquatic fund capital projects include general facility improvements for NRH20 in the amount of \$100,000.

The proposed budget for fiscal year 2021/2022 includes the following major capital equipment items:

- \* Ambulance (\$385,000) funded by certificates of obligation;
- \* Backhoe (\$135,000) funded by fleet services; and
- \* Servers (\$232,000) funded by Crime Control Prevention District reserves.

Director of Finance Mark Mills provided an overview of the property tax rate and property tax rate process.

**EXECUTIVE SESSION**

1. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 9111 HAWK AVENUE AND 6020 WALKER BOULEVARD, AND 5301 DAVIS BOULEVARD.**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 9111 HAWK AVENUE AND 6020 WALKER BOULEVARD.**
3. **SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY - CITY OF NORTH RICHLAND HILLS CODE OF ORDINANCES, CHAPTER 18, ARTICLE VII, SOLICITORS AND HANDBILLS.**

Mayor Trevino announced at 6:17 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 9111 Hawk Avenue and 6020 Walker Boulevard, and 5301 Davis Boulevard; Section 551.087: Deliberation regarding economic development negotiations - 9111 Hawk Avenue and 6020 Walker Boulevard; and Section 551.071: Consultation with the City Attorney - City of North Richland Hills Code of Ordinances, Chapter 18, Article VII, Solicitors and Handbills. Executive Session began at 6:31 p.m. and concluded at 6:58 p.m.

Mayor Trevino announced at 6:58 p.m. that City Council would convene to the regular City Council meeting.

**REGULAR MEETING**

**A. CALL TO ORDER**

Mayor Trevino called the meeting to order July 12, 2021 at 7:04 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Mayor Pro Tem, Place 6
	Kelvin Deupree	Place 7

Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary

**A.1 INVOCATION**

Mayor Pro Tem Orr gave the invocation.

**A.2 PLEDGE**

Mayor Pro Tem 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**

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**

None.

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

**APPROVED**

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

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

**B.1 APPROVE MINUTES OF THE JUNE 28, 2021 REGULAR CITY COUNCIL MEETING.**

**B.2 CONSIDER PURCHASE AGREEMENT WITH ATLAS UTILITY SUPPLY COMPANY FOR BADGER WATER METER READING UNITS IN AN AMOUNT UP TO \$141,375.00 AS A SOLE SOURCE PURCHASE.**

**B.3 CONSIDER ORDINANCE NO. 3701, AMENDING SECTION 54-121 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES, EXPANDING THE SCHOOL ZONE ON DAVIS BOULEVARD (FM 1938) AND ESTABLISHING A SCHOOL ZONE ON NORTHEAST PARKWAY FOR SMITHFIELD ELEMENTARY SCHOOL.**

**B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE COOPERATIVE PURCHASING CUSTOMER AGREEMENT WITH GT DISTRIBUTORS, INC., FOR THE PURCHASE OF ASSOCIATED HOLSTERS AND RELATED EQUIPMENT, TO COMPLETE THE FY 2020 FIREARM TRANSITION, INCREASING THE TOTAL CONTRACT AMOUNT NOT TO EXCEED \$219,000, USING A BUYBOARD COOPERATIVE PURCHASING AGREEMENT.**

**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**

There were no items for this category.

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

Mayor Trevino announced that there was no action necessary as the result of Executive Session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Compton made the following announcements.

Join us this Tuesday, July 13, for the next 'Round the Town' bicycle ride. The ride will begin at 6:30 p.m. at the NRH Centre. Please visit the city's website, or contact the Parks

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Department, for more information.

The Mayor's Summer Reading Club continues through August 7, 2020 at the North Richland Hills Library. Readers of all ages can earn prizes by keeping track of how much they read. The Library is also hosting free events throughout the summer. Visit the Library's website for a schedule.

Kudos Korner - Joel Anzaldua and David Nichols in Public Works - A citizen emailed her appreciation for the quick response after she called to request that the street sweeper remove mud and dirt from her street. Less than ½ hour after she called, the street sweeper and his supervisor were at her house. She said they were both professional and did a great job. She added, "That was more than 'street work' - to me it was a great city helping out a long time citizen."

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 7:09 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson  
City Secretary/Chief Governance Officer