

**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
FEBRUARY 27, 2023**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of February at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

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

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	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.

Council member Orr asked staff for clarification on item C.2, ZC22-0044. The applicant stated in his narrative that he is able to request a special use permit to construct a building up to 5% of the square footage of his one acre lot. He asked staff to clarify the applicant's statement that he can construct a building up to 5% of the square footage of his lot.

Director of Planning Clayton Comstock stated that the property was rezoned and the applicant created a one-acre plat. Pursuant to the zoning ordinance for permanent accessory buildings and structures, the maximum floor area is 2.5% of the lot area. A special use permit is required to allow a maximum floor area up to 5% of the lot area.

2. DISCUSS PROPOSED AMENDMENTS TO THE CITY'S CODE OF ORDINANCES TO CREATE A CODE ENFORCEMENT COURT IN THE NORTH RICHLAND HILLS MUNICIPAL COURT.

Deputy City Manager Paulette Hartman advised City Council that staff discussed the option of creating a Civil Court at their December 12, 2022 meeting. At this meeting, City Council directed staff to bring forward a proposed ordinance. Tonight the City Attorney, Director of Neighborhood Services and Municipal Court Clerk will present the process and costs associated with creating a Civil Court.

City Attorney Maleshia McGinnis informed City Council that the City Manager's Office, City Attorney's Office, Neighborhood Services, and Municipal Court collectively worked together to bring forward a proposed ordinance to create a Civil Court to address code enforcement violations. The proposed ordinance amends Chapter 58 of the City Code of Ordinances to authorize expansion of the City's Municipal Court of Record and authorizes the appointment of an Associate Judge for Court No. 2. The expansion adds a second court, which will be referred to as "Municipal Court Division No. 2". The ordinance provides that the Associate Judge will be appointed by the City Council.

Ms. McGinnis reviewed the administrative enforcement process for designated nuisance abatement cases. The initial violation is identified by a code officer and the property owner has ten (10) days to comply. If compliance is not met, a hearing is set to appear in court. A case manager conducts an initial review of the alleged violation(s) with the citizen(s) and how to comply. Anyone charged with a violation is entitled to an administrative hearing. A hearing officer (licensed attorney) will review the case and discuss options for compliance. The hearing officer is charged with issuing an order determining whether a person is liable or not liable for violation. The hearing officer may make indigent determinations. Ms. McGinnis mentioned a failure to appear at a hearing is considered an admission of liability. A person has the right to appeal the hearing officer's order to the court after posting a bond. The enforcement of order includes the filing of a lawsuit, the use of a collections agency to collect the penalty, and obtaining an injunction for specific compliance with the ordinance. Ms. McGinnis reviewed the civil action process for a Civil Court. The proposed ordinance provides concurrent jurisdiction for the Municipal Court to hear civil lawsuits for designated nuisance abatement cases under Subchapter B, Chapter 54 of the Texas Local Government Code. The lawsuits will be filed by the City Attorney's Office for enforcement of administrative order, egregious cases, or habitual violators. The creation of a Civil Court eliminates the \$1,500 filing fee for district court and will reduce the timeline between issuance of notice of violation and filing a lawsuit as necessary to obtain compliance. The penalty range graduates from a minimum \$250.00 fine, or up to \$1,000 per day for first violation to a minimum of \$500 fine for second violation, or up to \$1,000 per day, and a minimum of \$750 fine for third violation, or up to \$1,000 per day. Ms. McGinnis informed City Council the hearing officer will have

the discretion to increase the fine in the event of egregious violations, hazardous conditions that endanger the health or safety of the public, or other statutory provisions that authorize a higher penalty (\$2,000 per day and in some cases up to \$5,000 per day). The proposed ordinance creates a Compliance Assistance Fund that will be collected with paid fines. A portion of the fine for each violation is earmarked and placed in this fund to assist violators who may be deemed indigent. The fund also serves as a partial funding source for city-provided abatement services to properties in violation. Any person found liable of a violation may only utilize the fund once every three years. Ms. McGinnis reviewed a listing of cases that would initially be heard in the newly created Civil Court.

Municipal Court Clerk Rebecca Vinson reviewed the anticipated budgetary impact for personnel and supplies. Staff anticipates a budgetary impact of \$81,410 that includes an associate judge and substitute judge, administrative hearing officer (additional duties for current prosecutor), court case manager, and court reporter services. Ms. Vinson reviewed two examples of anticipated court filing fees.

In response to Mayor Trevino's question, Assistant City Manager Karen Manila informed City Council that two part-time record clerk positions were eliminated to offset the new full-time court case manager.

Ms. McGinnis informed City Council that staff will bring the ordinance forward at the next City Council meeting. If approved, the ordinance will go into effect 30 days following City Council approval. Staff will work with the Communications Office to develop public education tools.

3. DISCUSS, REVIEW AND RECEIVE DIRECTION REGARDING THE KEEPING OF FOWL AND OTHER LIVESTOCK.

Director of Neighborhood Services Stefanie Martinez provided an overview of regulations for fowl in adjacent municipalities. The city's current regulations allow for one chicken per acre (allowed in agricultural and R-1-S zoning districts); must be kept at a distance greater than 50' from residential structures or inhabited buildings; and must be kept with enclosures or cages at all times. Staff seeks direction from City Council regarding amendments, if any, to the city's current regulations for the keeping of chickens and other livestock.

Council member Vaughn shared that he provided a copy of a geographical post regarding the keeping of chickens in North Richland Hills. He is hopeful that the city can find a middle ground for the keeping of chickens.

Mayor Trevino asked Council if they want staff to change the city's current regulations. The consensus of Council was to keep the current regulations in place.

4. PRESENTATION OF THE 2022 END OF SEASON SUMMARY AND 2023 PREVIEW FOR NRH20 FAMILY WATER PARK.

NRH20 Park Manager Frank Perez presented the 2022 end of season report. The park hit record setting revenues (over \$1 million) in the months of May and June. The best single revenue day came in July with revenue over \$112,000. The park realized a 5% increase for overall season pass sale revenue. NRH20 finished the 2022 season with approximately \$5.36 million in revenue, which is an increase of 15% from the previous year. The expenses, including debt service, is approximately \$4.3 million a 10% increase from the previous year. Mr. Perez reviewed the 2023 pricing and salary structure. The resident and non-resident pricing will increase \$10.00 for the season pass, \$5.00 for the greatest value pass, and \$20.00 for the extreme pass. Mr. Perez stated that seasonal salaries will be increased by \$1.00/an hour for the 2023 season. New additions and improvements planned for the park include an update to the ice cream area and staff will receive data from the Aquatic Group regarding the Green Extreme.

EXECUTIVE SESSION

1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 5005 AND 5009 CUMMINGS DRIVE.

Mayor Trevino announced at 7:03 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 5005 and 5009 Cummings Drive. Executive Session began at 7:05 p.m. and concluded at 7:08 p.m.

Mayor Trevino announced at 7:08 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 February 27, 2023 at 7:14 p.m.

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

Staff Members: Mark Hindman City Manager
Alicia Richardson City Secretary/Chief Governance Officer
Maleshia B. McGinnis City Attorney

A.1 INVOCATION

Council member Turnage gave the invocation.

A.2 PLEDGE

Council member Turnage led the Pledge of Allegiance to the United States and the Texas Flags.

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)

A.3.1 2022 UNITED WAY EMPLOYEE WORKPLACE CAMPAIGN PRESENTATION

United Way Chair Tina Earle shared with City Council that the 2022 United Way Employee Workplace Campaign was a success. She thanked the City Council, directors and employees of North Richland Hills and sponsors for their support. Ms. Earle presented United Way Director of Corporate Relations Kintisha Williams and Vice President of Development Lesley Atkinson with a check in the amount of \$50,132.

The United Way Committee was comprised of the following employees: Courtney Kincaid; Elizabeth Copeland; Paulette Hartman; Diana Boone; Dakota Ford; Rachel Clements; Robin Berger; Kathy Corley; Jeff Arnold; Ellen Cooper; Katherine Ratcliff; Kori Tolfa; La Toyia Williams-Griffin; Candice Simmons; Brian Thomas; Sarah Green; Bryon Bustamante; Garrett Peek; Chad VanSteenberg; Cindy Garvin; Dustin Black; Richard Curtis; Lauren O'Brien; Samantha Gibson; Leah Michaels; Maria Lindsey; and Eva Ramirez.

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 COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

- B.1 APPROVE MINUTES OF THE FEBRUARY 13, 2023 CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE PURCHASE OF LIBRARY BOOKS IN A VARIETY OF FORMATS FROM BAKER AND TAYLOR (STATE CONTRACT NO. 715-M2) IN THE AMOUNT NOT TO EXCEED THE BUDGETED AMOUNT OF \$250,000.**
- B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH STRATACT MEDIA GROUP, LLC FOR MEDIA ADVERTISING FOR NRH2O FAMILY WATER PARK IN AN AMOUNT NOT TO EXCEED \$225,000.**
- B.4 APPROVE BID NO. 23-013 WITH PETRA CHEMICAL ACQUISITION COMPANY, LLC, DBA DCC, FOR AQUATIC CHEMICALS FOR NRH2O FAMILY WATER PARK AND THE NRH CENTRE IN AN ANNUAL AMOUNT NOT TO EXCEED \$140,000.**

C. PUBLIC HEARINGS

- C.1 ZC21-0004, ORDINANCE NO. 3781, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TRC ARCHITECTS FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) AND R-7-MF (MULTIFAMILY) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 3918-3920 RUFÉ SNOW DRIVE AND 3917-3921 FLORY STREET, BEING 1.04 ACRES DESCRIBED AS LOTS 5B1, 5C1, 8A, AND 8B, BLOCK 1, JACK M. ESTES SUBDIVISION.**

APPROVED

Mayor Trevino opened the public hearing and called on Director of Planning and Zoning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 1.04 acres located at 3918-3920 Rufe Snow Drive and 3917-3921 Flory Street. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-1 (commercial) and R-7-MF (multifamily). Mr. Comstock provided site photos of the property.

Applicant representative Terry Cunningham with TRC Architects, 3604 South Cooper Street, Arlington presented the request. The property owner seeks to renovate two existing buildings on the property and to construct one new building (closer to Flory Street). The nonresidential planned development will have a fire lane that runs down the middle of the property, parking will be located between the existing and new buildings, a common access easement for the three lots, and a six-foot masonry wall located on the southern portion of the property.

Mr. Comstock presented staff's report. The applicant proposes to renovate the buildings along Rufe Snow Drive and to construct a new building on Flory Street frontage. The site plan includes extensive landscaping and removal of concrete. The property will be replatted for individual lots and the development meets the parking requirements. The Planning and Zoning Commission, at their February 2, 2023 meeting, recommended approval with a vote of 5-0, subject to three additional ornamental evergreen trees being provided adjacent to 3915 Flory Street.

Council discussed the aesthetics and upkeep of the dumpster enclosures, removal of poles located on the property, and commercial vehicles being parked behind the screened area.

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 TURNAGE, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE 3781, SUBJECT TO THE PLANNING AND ZONING COMMISSION RECOMMENDATIONS.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC22-0044, ORDINANCE NO. 3779, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL WOOD FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8104 GREEN VALLEY DRIVE, BEING 1.0 ACRE DESCRIBED AS LOT 2R, BLOCK 1, COLLEGE ACRES 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 special use permit for a permanent accessory building located at 8104 Green Valley Drive. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-1-S special single-family. Mr. Comstock provided site photos of the property.

Applicant representative Michael Wood, 8104 Green Valley, is requesting a special use permit to construct a 35'X60'X12' metal building to be used as a hobby shop, personal storage, and parking of vehicles. The building will match the color of the residence. Mr. Wood commented that the roof pitch of his residence falls between 3:12 and 3.5:12. He seeks a variance to the roof pitch of the accessory building to allow a 3:12 roof pitch versus 4:12. Mr. Wood also seeks a variance to the concrete driveway and proposes to use blacktop pavement (asphalt). He informed City Council they purchased the property in 2022 and rezoned their property to R-1-S to have the opportunity to build his hobby shop. He was informed that he could build up to 5% of the one-acre lot via a special use permit. The proposed building 4.8% of the lot size.

Mr. Comstock presented staff's report. The City Council considered and approved a replat for this property on June 13, 2022. The applicant's request is for a 2,100 square foot building area, which is 4.8% of the lot area). The zoning ordinance has a limit of 5% of lot area for all accessory buildings on the property. The proposed roof pitch is 3:12 and the minimum roof pitch is 4:12. The gravel driveway is a variance to the development standard for a concrete driveway for parking of vehicles. The zoning ordinances stipulates that the square footage of an accessory building may not exceed the primary residence. The primary residence is 1,962 square feet and the applicant's proposed accessory building is 2,100 square feet. The Planning and Zoning Commission, at their February 2, 2023 meeting, recommended denial with a vote of 4-1. The applicant appealed the Planning and Zoning Commission's decision.

Associate Mayor Pro Tem Turnage asked staff to comment on Mr. Wood's statement that he could use concrete or asphalt. Mr. Comstock clarified that Section 118-718(c12) of the zoning ordinance requires a concrete driveway that connects to the street for detached garages and accessory buildings.

Associate Mayor Pro Tem Turnage clarified the applicant is requesting asphalt versus concrete. Mr. Comstock stated that the applicant's original application requested to keep the existing gravel driveway, but tonight he mentioned asphalt. Mr. Comstock commented that he would defer that question to the applicant.

In response to Associate Mayor Pro Tem Turnage's question, Mr. Comstock stated that nothing has changed in the applicant's request since denial by the Planning and Zoning Commission.

Council member Vaughn asked staff to review the concerns of the Planning and Zoning Commission. Mr. Comstock stated the Commission was concerned with the visibility from Davis Boulevard, they had questions and discussion about the size and use of the building, and the driveway to the adjacent property.

In response to Council member Vaughn's question, Mr. Comstock stated that the existing gravel driveway is legal nonconforming. The property does not have an accessory building for the storage of vehicles, so there is no reason for it to be paved.

Council member Compton and Mr. Comstock discussed the applicant's request for a 3:12 roof pitch. The 4:12 roof pitch has been in the zoning ordinance for a number of years. The rationale for the pitch is due to snow and ice build up on roofs.

Council member Vaughn asked staff if they received any comments from adjacent property owners. Mr. Comstock stated that no one spoke in favor or against the request.

Council member Wright Oujeksy asked if the applicant is willing to put concrete for the driveway. Mr. Wood stated that he is amenable to placing asphalt.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing.

Ms. Dana Harris, 5709 North Hills Drive, spoke in favor of the request.

Mayor Trevino asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one else wishing to speak, Mayor Trevino closed the public hearing.

Council member Vaughn stated that the existing driveway is working, an adjacent property has a large building, and the request did not receive any negative impact from the neighbors.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ZC22-0044, ORDINANCE NO. 3779 WITH THE CONDITION THAT THE DRIVEWAY ACCESS TO THE PROPOSED BUILDING AND FROM THE STREET TO THE RESIDENCE BE CONSTRUCTED OF A MINIMUM OF 4" ASPHALT AND THE ROOF PITCH BE 3:12.

COUNCIL MEMBER VAUGHN ASKED THE MAKER OF THE MOTION TO CONSIDER AN AMENDMENT TO ALLOW A GRAVEL DRIVEWAY AS REQUESTED BY THE APPLICANT.

ASSOCIATE MAYOR PRO TEM TURNAGE DID NOT ACCEPT THE AMENDMENT. HE STATED THAT IT IS IMPORTANT TO MAINTAIN CONSISTENCY WITH REGULATIONS AND GUIDELINES APPROVED BY THE CITY COUNCIL FOR ACCESSORY BUILDINGS. HIS MOTION ALREADY INCLUDED A NUMBER OF VARIANCES.

MOTION TO APPROVE CARRIED 7-0.

C.3 ZC22-0045, ORDINANCE NO. 3780, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RANDY CHEEKS FOR A SPECIAL USE PERMIT FOR A CARPORT AT 8213 FORREST LANE, BEING 1.96 ACRES DESCRIBED AS LOT 13, BLOCK 3, WOODBERT SUBDIVISION.

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 to add a carport to an existing permanent structure located at 8213 Forrest Lane. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-2 single-family residential. Mr. Comstock provided site photos of the property.

Applicant representative Randy Cheeks, 8213 Forest Lane, stated that he is seeking approval to rebuild a carport for his recreational vehicle. His previous carport was built without going through the permitting process and was directed to remove the structure. He proposes to place the carport in the same location. He seeks a variance for the roof pitch and square footage for the accessory building. He requests a 2:12 roof pitch to match the existing mother-in-law suite and accommodate his recreational vehicle. He also seeks approval to maintain the current gravel driveway.

Council member Deupree asked the applicant if anyone lives in the mother-in-law suite. Mr. Cheeks informed City Council that his mother-in-law spends 95% of the time with her sister in Possum Kingdom Lake.

Mr. Comstock presented staff's report. The applicant requests an 830 square foot carport and the development standard maximum is 360 square feet. The proposed roof pitch is 2:12 and the development standard minimum is a 4:12 roof pitch. The applicant proposes to utilize common metal posts, which is not permitted in the development standards. Finally, the applicant is requesting a gravel parking surface with a gravel driveway to existing concrete driveway. The development standards require the parking surface be concrete and have a driveway with street access. The Planning and Zoning Commission, at their February 2, 2023 meeting, recommended approval with a vote of 5-0.

Council member Wright Oujesky asked staff to clarify architecturally enhanced material for the posts. Mr. Comstock stated that it could be brick, stone, ornamental feature, but mainly masonry material.

Council member Compton asked what the difference is for this request compared to what was previously on the property. Mr. Comstock commented that his understanding is there is no difference.

Mr. Cheeks stated that the current pitch is 1:12 and he is requesting a 2:12 roof pitch. In response to Council member Wright Oujesky's comment, he is amenable to wrapping the posts with cedar, concrete board, or similar material to be aesthetically appealing.

Council member Compton asked where the current concrete ends on Forest Lane to the property. Mr. Comstock displayed a map that showed the concrete pavement from Forest Lane to the primary residence. The property has a gravel drive from the turn-in to the mother-in-law suite and location of the proposed carport.

Council member Vaughn commented that it does not look like the rain runoff would drain properly with the way the carport is positioned against the building. Mr. Comstock verified that staff will ensure the roof has a slope and gutters for proper drainage.

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 WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3780, WITH THE CONDITION THAT THE POSTS BE WRAPPED IN WHITE BRICK OR WHITE STONE.

COUNCIL MEMBER COMPTON ASKED COUNCIL MEMBER WRIGHT OUJESKY IF SHE IS ACCEPTABLE TO INCLUDE A 5-INCH CONCRETE PAD UNDER THE CARPORT WHERE THE RECREATIONAL VEHICLE WILL BE PARKED.

COUNCIL MEMBER WRIGHT OUJESKY ACCEPTED, AND COUNCIL MEMBER COMPTON SECONDED THE AMENDMENT.

MOTION TO APPROVE CARRIED 5-2, WITH MAYOR PRO TEM RODRIGUEZ, DEPUTY MAYOR PRO TEM DEUPREE AND COUNCIL MEMBERS WRIGHT OUJESKY, COMPTON AND ORR VOTING FOR AND ASSOCIATE MAYOR PRO TEM TURNAGE AND COUNCIL MEMBER VAUGHN VOTING AGAINST THE MOTION.

C.4 ZC23-0050, ORDINANCE NO. 3778, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A SPECIAL DEVELOPMENT PLAN FOR A TRANSITIONAL PARKING LOT AT 6412 DAVIS BOULEVARD, BEING 6.93 ACRES DESCRIBED AS TRACTS 2A2, 2A2F, 2C1, 2C1D, AND 2C1D1, JOHN H. BARLOUGH SURVEY, ABSTRACT 130. (APPLICANT REQUESTS TO POSTPONE REQUEST TO THE MARCH 6, 2023, CITY COUNCIL MEETING)

CONTINUED

Mayor Trevino opened the public hearing for Ordinance No. 3778 and announced that the applicant requested City Council postpone the item to the March 6, 2023 meeting.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM TURNAGE, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO CONTINUE THE PUBLIC HEARING TO THE MARCH 6, 2023, CITY COUNCIL MEETING.

MOTION TO CONTINUE THE PUBLIC HEARING CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

E.1 APPROVE PURCHASE AGREEMENTS WITH BADGER METER INC., AS MANUFACTURER, AND ATLAS UTILITY SUPPLY COMPANY, AS DISTRIBUTOR, FOR WATER METERS AND METER READING EQUIPMENT IN AN AMOUNT UP TO \$4,800,000 AS SOLE SOURCE PURCHASES.

APPROVED

Assistant Director of Public Works Boe Blankenship provided an overview of meter equipment used by the city over the years. Currently the city has approximately 23,000 Badger units. The 2023 cellular meter project will upgrade all endpoints to cellular, replace all small meters more than three years old, and convert equipment from cubic feet to gallons. The city will hire a contractor to do the majority of the equipment installation. Funding for this project (UT2304) is available in the Fiscal Year 2022/2023 adopted budget.

City Council and Mr. Blankenship discussed the benefits of the customer interface of the new system, power source and maintenance for the end point, the purpose for sole source purchase, and capabilities of the application to alert citizens of water leaks.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE PURCHASE AGREEMENTS WITH BADGER METER INC., AS MANUFACTURER, AND ATLAS UTILITY SUPPLY COMPANY, AS DISTRIBUTOR, FOR WATER METERS AND METER READING EQUIPMENT IN AN AMOUNT UP TO \$4,800,000 AS SOLE SOURCE PURCHASES.

MOTION TO APPROVE CARRIED 7-0.

F. GENERAL ITEMS

G.1 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

APPROVED

Assistant City Manager Karen Manila commented that the city listed two properties for sale located at 5005 Cummings Drive and 5009 Cummings Drive. The city received bids for both properties and staff recommends City Council accept the offer of \$105,000 for 5005 Cummings Drive. The buyer will build a single-family home that will be owner-occupied for a minimum of five years. The property located at 5009 received an offer of \$270,000 and the buyer has agreed to the house being owner-occupied for a minimum of five years.

A MOTION WAS MADE BY COUNCIL MEMBER VAUGHN, SECONDED BY COUNCIL MEMBER ORR TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN UNIMPROVED PROPERTY CONTRACT WITH MARCO A. FORTUNA AND TANIA A. FORTUNA AND ANY NECESSARY AND RELATED DOCUMENTS FOR THE SALE OF PROPERTY LOCATED AT 5005 CUMMINGS DRIVE IN THE AMOUNT OF \$105,000.

MOTION TO APPROVE CARRIED 7-0.

G.2 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

APPROVED

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

A MOTION WAS MADE BY MAYOR PRO TEM RODRIGUEZ, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A ONE TO FOUR FAMILY RESIDENTIAL CONTRACT WITH JAIME CAMACHO AND AUREA ESTER AYALA MOJICA AND ANY NECESSARY AND RELATED DOCUMENTS FOR THE SALE OF PROPERTY LOCATED AT 5009 CUMMINGS DRIVE IN THE AMOUNT OF \$270,000.

MOTION TO APPROVE CARRIED 7-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Orr made the following announcements.

New York Times best selling author C.J. Box will be speaking at the NRH Library this Tuesday, February 28 to celebrate the release of his new book, *Storm Watch*. This free event will begin at 1:00 p.m. in The Maker Spot on the 2nd floor of the Library. Please visit the library website for more details.

NRH Parks & Recreation and the Fort Worth Mountain Bike Association are hosting an Open Trail Ride at the Fossil Creek Mountain Bike Trails on Saturday, March 4 from 10:00 a.m. to 1:00 p.m. Riders of all ages are welcome to attend. Please visit the city's website for more information.

Kudos Korner - Julie Adkins and Jennifer Mills at the Senior Center - The senior center

received a hand-written note of appreciation for the staff. It said: “Your hospitality, cheerfulness, kindness and caring are what makes the center a place where seniors feel welcome and safe. Thank you so much for all you do for the seniors of this community! You are a true blessing to us all.”

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 9:17 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer