

**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  
APRIL 22, 2019**

**WORK SESSION**

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

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Absent:	Brent Barrow	Council, Place 4
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Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Mike Curtis	Managing Director
	Alicia Richardson	City Secretary
	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. REVIEW 2019 SUMMER PROGRAMS AND PRICING STRUCTURE FOR NRH20 FAMILY WATER PARK.**

NRH20 Water Park General Manager Frank Perez informed City Council the pricing structure for the water park is transitioning and the 2019 season will have a tiered pricing structure. This will allow the park to provide different prices depending on the day of the week, demand and competitor pricing. Within two years, the water park will transition to a dynamic pricing model, where prices will continuously adjust in response to real-time

supply and demand.

NRH20 Admissions and Promotions Coordinator Stephanie Hee-Johnston presented an overview of the programs and special events planned for the 2019 season.

## **EXECUTIVE SESSION**

1. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - (1) TELITHA AKERS SURVEY ABSTRACT 19 TRACT 2A1C1, 2K1, 2L, 2L1, 3A2 AND EDMUND KING MD SURVEY ABSTRACT 892 TR 1B3J1A AND (2) 6701 DAVIS BOULEVARD, 6801 DAVIS BOULEVARD, 6805 DAVIS BOULEVARD AND 6724 SMITHFIELD.**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS AT CITY POINT ADDITION, BLOCK 1, LOT 2; BLOCK 2, LOTS 1A AND 1B; AND BLOCK 3, LOT 1**

Mayor Trevino announced at 6:18 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 - (1) Telitha Akers Survey Abstract 19 Tract 2A1C1, 2K1, 2L, 2L1, 3A2 and Edmund King MD Survey Abstract 892 TR 1B3J1A and (2) 6701 Davis Boulevard, 6801 Davis Boulevard, 6805 Davis Boulevard and 6724 Smithfield Road and Section 551.087: Deliberation regarding economic development negotiations at City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1. Mayor Pro Tem Benton abstained from discussion and left the meeting for item 551.072 (2) . Executive Session began at 6:18 p.m. and concluded at 6:55 p.m.

Mayor Trevino announced at 6:56 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 April 22, 2019 at 7:02 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Absent:	Brent Barrow	Council, Place 4
Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	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 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 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 TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUESKY TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 6-0.**

#### **B.1 APPROVE MINUTES OF THE APRIL 8, 2019 REGULAR CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH ED'S ELECTRIC SERVICE TO REPLACE A CONCRETE BALLFIELD LIGHT POLE DAMAGED BY LIGHTNING AT CROSS TIMBERS PARK, USING AN INTERLOCAL AGREEMENT WITH THE CITY OF GRAND PRAIRIE IN THE AMOUNT OF \$84,500.**

**B.3 APPROVE RESOLUTION 2019-022 GRANTING DESIGNATED FLEET SERVICES STAFF THE AUTHORITY TO PURCHASE VEHICLE REGISTRATIONS, TITLES, AND VEHICLE LICENSE PLATES FOR CITY OF NORTH RICHLAND HILLS AS OUTLINED UNDER TEXAS TRANSPORTATION CODE 721.005.**

**C. PUBLIC HEARINGS**

**C.1 ORDINANCE NO. 3579, PUBLIC HEARING AND CONSIDERATION OF ORDINANCE ADOPTING YOUTH PROGRAMS STANDARDS OF CARE.**

**APPROVED**

Mayor Trevino opened the public hearing and called on NRH Centre Member Services Supervisor Ron Newman to present the item.

Mr. Newman informed City Council the youth programs standards of care is a requirement of Section 42.041(b)(14) of the Texas Human Resources Code. The City of North Richland Hills Parks and Recreation Department offers day camp programs for children ages five to thirteen. In accordance with the Code, a municipality can apply for exempt status from the required day care license if the governing body conducts a public hearing and adopts standards of care for operating day care programs. The standards of care are provided to the parents of each participant and is also provided on the city's website. The application for exemption is an annual requirement and this is the fifteenth year the City Council has considered an ordinance approving the youth programs standards of care. The Parks and Recreation Board, at their March 26, 2019 meeting, approved recommendation to forward to City Council for formal adoption.

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 RODRIGUEZ, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE ORDINANCE NO. 3579.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A PLAT VACATION OF LOTS 1-12, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-7, BLOCK 3; LOT 1, BLOCK 4; AND LOTS 1-5, BLOCK 5, HIGHLAND PARK, BEING 6.717 ACRES LOCATED IN THE 6900 BLOCK OF PRECINCT LINE ROAD AND 9200 BLOCK OF AMUNDSON DRIVE.**

**APPROVED**

Director of Planning Clayton Comstock introduced items D.1 and D.2. The applicant, Hamilton Duffy PC, is requesting a plat vacation of the Highland Park subdivision. The 6.717 acre development is located at the southwest corner of Precinct Line Road and Amundson Drive. The companion item is a final plat for Western Ridge that encompasses the 6.717 acres (item D1) and 1.528 acres immediately located to the south. The area is designated on the Comprehensive Land Use Plan as low density residential and office and the current zoning is RI-PD residential infill planned development.

Applicant representative Mark Howe with Howe Wood and Company, located at 6617 Precinct Line Road, Suite 200, North Richland Hills presented item.

Mr. Comstock presented staff's report. The City Council approved the Highland Park subdivision in October 2008. The subdivision has remained undeveloped and rather than abandon lot lines, streets and easements through replatting the property; the owner is vacating the Highland Park plat. The companion item, D.2, is a final plat for Western Ridge which is 8.245 acres located in the 6900 block of Precinct Line Road and 9200 block of Amundson Drive. The proposed development includes 37 single-family lots. The development will be accessed from Amundson Drive and Precinct Line Road. The development includes a storm water detention area. The Planning and Zoning Commission, at their April 4, 2019 meeting, recommended approval of the final plat with a vote of 7-0.

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE PLAT VACATION OF THE HIGHLAND PARK SUBDIVISION.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 FP 2019-02 CONSIDERATION OF A REQUEST FROM HAMILTON DUFFY PC FOR A FINAL PLAT OF WESTERN RIDGE, BEING 8.245 ACRES LOCATED IN THE 6900 BLOCK OF PRECINCT LINE ROAD AND 9200 BLOCK OF AMUNDSON DRIVE, AND ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT.**

**APPROVED**

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

**A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE FP 2019-02, REQUEST FROM HAMILTON DUFFY PC FOR A FINAL PLAT OF WESTERN RIDGE, BEING 8.245 ACRES LOCATED IN THE 6900 BLOCK OF PRECINCT LINE ROAD AND 9200 BLOCK OF AMUNDSON DRIVE, AND ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. PUBLIC WORKS**

**E.1 CONSIDER AWARD OF BID 19-011 TO ANA SITE CONSTRUCTION, INC., FOR CONSTRUCTION OF THE WALKER BRANCH SEWER INTERCEPTOR PROJECT (UT1607) IN THE AMOUNT OF \$3,362,389.76.**

**APPROVED**

Civil Engineer Justin Naylor presented item. In response to a published bid in the local paper, the city received four bids on February 21, 2019 for the Walker Branch sewer interceptor project. City staff and the design engineer reviewed the bids and recommend the contract be awarded to the lowest bidder ANA Site Construction, LLC. ANA successfully completed the Davis and Mid Cities utility relocation project in 2017. Construction is anticipated to begin in May and will take approximately nine months to complete.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AWARD BID 19-011 TO ANA SITE CONSTRUCTION, INC., IN THE AMOUNT OF \$3,362,389.76 FOR CONSTRUCTION OF THE WALKER BRANCH SEWER INTERCEPTOR PROJECT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.**

**MOTION TO APPROVE CARRIED 6-0.**

**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 there was no action necessary as the result of Executive Session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Mayor Pro Tem Benton made the following announcements.

Early voting for the May 4 City Council Election began today and continues through April 30. Registered voters may vote early at the NRH Library, Dan Echols Center or any of the other early voting locations in Tarrant County. You can find early voting hours and a sample ballot on the city's website, or contact the City Secretary's Office for more information.

The Sounds of Spring Concert Series continues every Friday night through May 17. Concerts begin at 7:00 p.m. on the City Hall Plaza. Admission and parking are free. There will be a variety of food trucks and activities for kids. Please visit our website or call Parks & Recreation for more information.

Join us for the Mayor's 5K Run & Walk this Saturday, April 27, starting at 9:00 a.m. at the NRH Centre. This event was rescheduled from earlier in the month due to severe weather. The run/walk is \$10.00 for all participants and it comes with an awesome t-shirt. Please visit our website or call Parks & Recreation for more information.

Kudos Korner - Meagan Fendley in Neighborhood Services - A maintenance manager for an apartment community recently reached out to the city for information on swimming

pool regulations and inspection standards. He was very impressed by Megan's prompt and thorough response and stated: "This might be the most helpful and informative interaction with a city official I've ever experienced. You're amazing."

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 7:24 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson, City Secretary