

**MINUTES OF THE CITY COUNCIL OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
AUGUST 8, 2022**

REGULAR MEETING

A. CALL TO ORDER

Mayor Pro Tem Rodriguez called the meeting to order August 8, 2022 at 7:00 p.m.

Present:	Tito Rodriguez	Mayor Pro Tem, Place 1
	Rita Wright Oujesky	Place 2
	Suzy Compton	Place 3
	Mason Orr	Place 4
	Scott Turnage	Associate Mayor Pro Tem, Place 6
	Kelvin Deupree	Deputy Mayor Pro Tem, Place 7
Absent:	Oscar Trevino	Mayor
Vacancy:	Place 5	
Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Thomas McMillian	Assistant City Attorney

A.1 INVOCATION

Council member Orr gave the invocation.

A.2 PLEDGE

Council member 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

Mr. Randall Davis, 5941 Dripping Spring, North Richland Hills, commended the police department for conducting community meetings and addressing questions 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 OUESKY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE JULY 25, 2022 REGULAR CITY COUNCIL MEETING.

B.2 APPROVE RFP NO. 22-012 AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GATEMASTER TECHNOLOGY FOR THE PURCHASE OF A REPLACEMENT POINT-OF-SALE SYSTEM FOR NRH2O FAMILY WATERPARK IN THE AMOUNT OF \$302,836.20 OVER A FIVE-YEAR PERIOD.

B.3 APPROVE RESOLUTION NO. 2022-036, SUPPORTING SYLVANIA INDUSTRIAL PARK, LLC'S APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) FOR A MUNICIPAL SETTING DESIGNATION (MSD) ON PROPERTY LOCATED AT 3201 NORTH SYLVANIA AVENUE, FORT WORTH, TEXAS.

C. PUBLIC HEARINGS

C.1 CONDUCT PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3750, APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.

APPROVED

Mayor Pro Tem Rodriguez opened the public hearing and called on Director of Economic Development Craig Hulse to present the item.

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Mr. Hulse informed City Council the item before them this evening is to approve the 2022 Annual Service Plan Update to the Service and Assessment Plan to include the Assessment Rolls for the City Point Public Improvement District. In 2019, City Council approved the creation of the City Point Public Improvement District (PID), associated Service and Assessment Plan, and levied assessments against properties within Improvement Zones A & B. The PID is a designated area where property owners pay a special assessment for improvements and services within that area. Pursuant to Chapter 372 of the Texas Local Government Code (PID Act), City Council must annually approve an updated Service and Assessment Plan, including the Assessment Rolls for Improvement Zones A & B.

Mr. Kyle Sikorski with P3 Works stated that they serve as the city's PID administrator. Pursuant to Chapter 372 of the Texas Local Government Code, the Service and Assessment Plan is required to be updated annually and approved by the governing body. P3 Works is responsible for ensuring future residents located in the PID are informed of the assessment plan. The plan before City Council tonight does not include new assessments. The plan is just an update noting the cost and service assessment for each property. The update also includes the buyer disclosures, which will be provided at contract and closing. Mr. Sikorski shared that buyer's have the option to prepay the debt service payments in full.

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

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO APPROVE ORDINANCE NO. 3750, 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 6-0.

C.2 CONDUCT PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3751, ADOPTING THE FISCAL YEAR 2021/2022 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2021/2022 CAPITAL PROJECTS BUDGET.

APPROVED

Mayor Pro Tem Rodriguez opened the public hearing and called on City Manager Mark Hindman to introduce the item.

Mr. Hindman stated the ordinance for consideration this evening revises the Fiscal Year 2021/2022 Operating Budget and amends the Fiscal Year 2021/2022 Capital Projects Budget. The details of the budget changes were presented to City Council in the Executive Summary book at their July 29 Budget Work Session. Notable changes include: annual encumbrance roll, which allows purchases authorized in Fiscal Year 2021 to occur in Fiscal Year 2022; closure of Tax Increment Reinvestment Zones 1/1A and 2, including defeasement of all debt associated with the fund; information technology projects, such as Voice Over IP phone system and police CAD/RMS system replacement; prepayment of fleet vehicles for 2023, which was previously approved by City Council on July 11, 2022; inflationary impacts of the economy including increased fuel and vehicle parts; and increase in sales tax to the General Fund, Park Fund, and Crime Control District Fund. Over the course of the 2021/2022 fiscal year, several projects were revised and the proposed ordinance includes an amendment to the Fiscal Year 2021/2022 Capital Projects Budget. The projects include five existing street projects with revisions totaling \$590,000; five existing park and recreation projects with revisions totaling \$67,075; five existing utility projects with revisions totaling \$128,620; 11 facilities projects (nine projects funded by American Rescue Plan Act "ARPA") with revisions totaling \$1,326,144; four fleet services projects (funded by ARPA) with revisions totaling \$268,501; and 12 information technology projects (eight projects funded by ARPA) with revisions totaling \$2,186,315.

Mr. Hindman stated all the funds in the revised budget are balanced.

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

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3751, ADOPTING THE FISCAL YEAR 2021/2022 REVISED OPERATING BUDGET AND AMENDING THE FISCAL YEAR 2021/2022 CAPITAL PROJECTS BUDGET.

MOTION TO APPROVE CARRIED 6-0.

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 AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TARRANT COUNTY TAX ASSESSOR/COLLECTOR AND TARRANT COUNTY FOR THE ASSESSMENT AND COLLECTION SERVICES OF SPECIAL ASSESSMENTS LEVIED FOR THE CITY POINT PID IMPROVEMENT ZONE A (642).**

APPROVED

Mayor Pro Tem Rodriguez informed Council that items F.1 and F.2 would be presented together, but separate action will be taken on each item.

Director of Economic Development Director Craig Hulse stated the city currently contracts with the Tarrant County Tax Assessor/Collector and Tarrant County for assessment and collection of the city's ad valorem taxes. Staff recommends City Council authorize the City Manager to enter into a contract with Tarrant County Tax Assessor/Collector and Tarrant County for the assessment and collection services of special assessments levied for City Point Public Improvement District (PID) Zones A and B.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY DEPUTY MAYOR PRO TEM DEUPREE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TARRANT COUNTY TAX ASSESSOR/COLLECTOR AND TARRANT COUNTY FOR THE ASSESSMENT AND COLLECTION SERVICES OF SPECIAL ASSESSMENTS LEVIED FOR THE CITY POINT PID IMPROVEMENT ZONE A (642).

MOTION TO APPROVE CARRIED 6-0.

- F.2 AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TARRANT COUNTY TAX ASSESSOR/COLLECTOR AND TARRANT COUNTY FOR THE ASSESSMENT AND COLLECTION SERVICES OF SPECIAL ASSESSMENTS LEVIED FOR THE CITY POINT PID IMPROVEMENT ZONE B (643).**

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM TURNAGE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TARRANT COUNTY TAX ASSESSOR/COLLECTOR AND TARRANT COUNTY FOR THE ASSESSMENT AND COLLECTION SERVICES OF SPECIAL ASSESSMENTS LEVIED FOR THE CITY POINT PID IMPROVEMENT ZONE B (643).

MOTION TO APPROVE CARRIED 6-0.

F.3 SETTING SEPTEMBER 8, 2022 AS THE DATE FOR THE TAX RATE PUBLIC HEARING AND VOTE ON PLACING THE TAX RATE ADOPTION ON THE AGENDA OF THE SEPTEMBER 12, 2022 CITY COUNCIL MEETING.

APPROVED

City Manager Mark Hindman stated this item presents the proposed property tax rate for Tax Year 2022, sets the public hearing date for input regarding the tax rate, and sets the date for a vote to adopt the property tax rate. The City received the certified property tax values from Tarrant County Appraisal District on July 21. The Certified Roll was presented to City Council on July 29 during their Budget Work Session. The proposed tax rate for 2022 is \$0.547972 per \$100 of assessed value, which is a reduction of \$0.24212 from the previous year. The city has lowered the tax rate for the past three years and most recently the city approved to increase the homestead exemption. Pursuant to state law, the City Council must set a public hearing for the tax rate. The notice will be published on the city's website, on Citicable, and in the Fort Worth Star Telegram. The public hearing will be conducted on Thursday, September 8 at 7:00 p.m. in the City Council Chamber, located at 4301 City Point Drive. The City Council will consider and take action on the proposed tax rate on Monday, September 12 at 7:00 p.m. The meeting will be held in the City Council Chamber, located at 4301 City Point Drive.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER ORR TO APPROVE SETTING THURSDAY, SEPTEMBER 8, 2022 AS THE DATE FOR PUBLIC HEARING ON THE PROPOSED \$0.547972 PER \$100 OF TAXABLE VALUATION AND TO PLACE THE ADOPTION OF THE TAX RATE AS AN ACTION ITEM ON THE MONDAY, SEPTEMBER 12, 2022 CITY COUNCIL AGENDA.

MOTION TO APPROVE CARRIED 6-0.

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

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

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Compton made the following announcements.

August is Clear the Shelters month. Throughout the month, the North Richland Hills Animal Adoption & Rescue Center will be waiving pet adoption fees. Please visit our website or contact the shelter for more information.

Northeast Tarrant Teen Court is seeking middle and high school-aged volunteers to serve as jurors and teen attorneys. No prior experience is required. Volunteers will learn about courtroom procedures and the judicial system and will gain valuable public speaking and leadership skills. Please visit our website or contact the court for more information.

Kudos Korner - Cecilia Barham & Staff at the Library - A library patron sent a letter praising the library staff for hosting the recent Behind the Book author event. "From start to finish, the evening was absolutely an amazing experience," she said. She added, "Programs such as the Behind the Book author series benefit the entire community and differentiate the NRH library from other libraries in the area."

I. ADJOURNMENT

Mayor Pro Tem Rodriguez adjourned the meeting at 7:32 p.m.

Tito Rodriguez, Mayor Pro Tem

Alicia Richardson
City Secretary/Chief Governance Officer