

**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
DECEMBER 9, 2024**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of December at 5:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	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
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 5:00 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Mayor Pro Tem Deupree inquired about item C.6, ZC24-0115. He clarified that the storage unit per capita ratio is one unit per 9.00 residents. Mr. Comstock informed the City Council that North Richland Hills has approximately 7,000 storage units.

2. DISCUSS 2025 CITY COUNCIL MEETING SCHEDULE.

City Secretary/Chief Governance Office Alicia Richardson reviewed the proposed 2025 City Council meeting schedule. The March 10 meeting conflicts with the National League of Cities Conference. Staff recommends the March 10 meeting be rescheduled to March 3. There was no opposition from City Council. Staff recommends the May 12 meeting be rescheduled to May 14 to canvass the election results of the city's general election. The

May 26 meeting is Memorial Day and a designated holiday for city employees. Staff recommends the May 26 meeting be rescheduled to May 27. There was no opposition from City Council. The budget calendar was prepared to conduct presentations related to the Fiscal Year 2025 revised budget and Fiscal Year 2026 proposed budget in the months of June, August, and September. The proposed 2025 City Council meeting schedule includes a break in the month of July. Lastly, the City Council traditionally directs staff to cancel the second meetings in November and December.

City Council directed staff to reschedule March 10 to March 3, May 12 to May 14 and May 26 to May 27. City Council also directed staff to cancel the July 14, July 28, November 24, and December 22 meetings.

3. DISCUSS THE CITY OF NORTH RICHLAND HILLS' LEGISLATIVE PROGRAM

Assistant City Manager Trudy Lewis presented the City's State Legislative Program for the 89th Texas Legislative Session.

Guiding Principles:

(1) Cities represent the level of government closest to the people. They bear primary responsibility for the construction and maintenance of capital infrastructure and for ensuring citizens' health and safety. Thus, they must be enabled to provide a predictable and sufficient level of revenue.

(2) City will oppose the imposition of any state mandates that do not provide for a commensurate level of compensation.

(3) City will not support legislation that erodes the authority to govern our own local affairs.

(4) City will support legislation that enhances the quality of life for our citizens.

Priority of Legislative Issues:

- Preserve cities ability to govern their own affairs
- Preserve local control of land use planning and zoning
- Preserve local revenue sources
- Preserve the ability to use debt financing for capital projects
- Preserve public safety support

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City Council and staff discussed the city's engagement approach for elected officials and staff networking with their counterparts in other cities, no dedicated resources for outside firm to support legislative activity, debt financing for capital projects, the role of local government, unfunded mandates, and the city submitting letters of support or opposition that meet the city's guiding principles. City Manager Paulette Hartman informed City Council that staff is seeking consensus on the program presented tonight. If necessary, staff will present additional information on proposed legislation for consensus by the City Council.

4. REVIEW CHAPTER 2, ARTICLE II, DIVISION 3 OF THE CITY'S CODE OF ORDINANCES THAT ESTABLISHED THE CREATION OF THE NAMING BOARD AND RULES FOR THE NAMING OF CITY FACILITIES TO BRING RECOMMENDATIONS TO THE CITY COUNCIL FOR THE NAMING OF CITY FACILITIES.

City Manager Paulette Hartman commented that Council member Mitchell requested this item to discuss his concern with the city's inability to rename a facility once it has been named after a person.

Council member Mitchell commented that he wants the city to have the option to rename a facility if a concern is associated with the person for whom the facility is named. He recommended that no facility be named within 90 days of retirement or leaving office.

City Council discussed the current language in the City's Code of Ordinances, timing of naming facilities, including language to allow the renaming of a facility after it has been named after a person if said person is no longer in good standing, the ordinance not being specific to elected officials, streets named after citizens, and parks named in honor of citizens, e.g., Tipps Canine Hollow Dog Park and Tommy & Sue Brown Park.

Ms. Hartman informed the City Council that the citizens approved a City Charter amendment to include language that removes an elected official from office. Staff will utilize the same language approved for the charter amendment to amend guidelines for naming facilities.

5. DISCUSS TXDOT'S PROPOSAL TO INSTALL RAISED MEDIANS ON BOULEVARD 26 (SH 26).

Assistant City Manager Caroline Waggoner provided an overview of the Texas Department of Transportation (TxDOT) Boulevard 26 raised median project. The safety improvement project encompasses 1.5 miles from Rodger Line Road to Rufe Snow Drive. TxDOT's current budget for the project is \$675,000, and they seek support from North Richland Hills and Richland Hills for the raised median project. The City of Richland Hills

has concurred with the project. The consensus of the City Council was to support TxDOT's Boulevard 26 raised median project.

CITY MANAGER REPORT

- UPDATE ON POLICE CHIEF RECRUITMENT**
- NRH LINKS UNIT AND MANAGER OF STRATEGIC INITIATIVES**
- UPDATE ON GOALS AND OBJECTIVES**

City Council received an update from City Manager Paulette Hartman on the city's search for a new police chief. She looks forward to announcing a new police chief by the end of February.

Ms. Hartman introduced the Manager of Strategic Initiatives, Jennifer Castellanos. The position and the NRH LiNKS Unit are a new initiative to drive excellence, efficiency, and innovation through all city operations. Ms. Castellanos will work with the City Manager's Office and department directors. As an employee with 20+ years of experience in the city, Jennifer's unique skills and knowledge are perfect for this new position.

Ms. Hartman provided the City Council with two draft documents--a schedule of upcoming items for work sessions as requested by the City Council and staff-identified objectives to support the City Council's new mission, vision, and goals identified in July.

Ms. Hartman shared that staff would poll City Council for availability in February to discuss the objectives associated with the city's new mission, vision, and goals, and the City Council's Rules and Procedures and house rules; staff will place an item on a future meeting to appoint City Council as the charter review committee and begin work in February; in preparation for a bond election in May 2026 for facilities and street maintenance, City Council will need to appoint a capital improvements advisory committee to look at future projects. Lastly, the City Council requested that staff update the city's comprehensive land use plan. Ms. Hartman shared that the process to update the land use plan is citizen-led by a committee whose work must begin by the end of 2025. City Council has identified these items as a priority, and staff is working on them within the time, resources, and availability of staff and City Council.

FUTURE AGENDA ITEM(S)

Associate Mayor Pro Tem Rodriguez proposed that an item be placed on a future work session to discuss the creation of a committee to look at city efficiencies.

City Council and staff discussed the new initiative, NRH LiNKS Unit, which was presented earlier in the work session. Ms. Hartman requested that the City Council allow staff to kick off the NRH Links Unit and conduct identified efficiency audits requested by the City Council. With no opposition, staff will place an item on the work session for a meeting in

February to discuss a committee.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ADVICE RELATED TO COMMUNICATION ON BEHALF OF THE CITY.**
2. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY AT (1) 5301 DAVIS BOULEVARD, (2) 6701 DAVIS BOULEVARD, AND (3) 7913 MAIN STREET.**
3. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 5301 DAVIS BOULEVARD.**

Mayor McCarty announced at 6:22 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney regarding legal advice related to communication on behalf of the City, Section 551.072: Deliberate the purchase, exchange, lease, or value of real property at (1) 5301 Davis Boulevard, (2) 6701 Davis Boulevard, and (3) 7913 Main Street and Section 551.087: Deliberation regarding Economic Development negotiations - 5301 Davis Boulevard. Executive Session began at 6:30 p.m. and concluded at 7:29 p.m.

Mayor McCarty announced at 7:29 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of December at 7:35 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty Tito Rodriguez Ricky Rodriguez Suzy Compton Matt Blake Blake Vaughn Russ Mitchell Kelvin Deupree	Mayor Place 1 Associate Mayor Pro Tem, Place 2 Place 3 Place 4 Deputy Mayor Pro Tem, Place 5 Place 6 Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman Trudy Lewis	City Manager Assistant City Manager

Caroline Waggoner
Alicia Richardson
Bradley Anderle

Assistant City Manager
City Secretary/Chief Governance Officer
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

There were no requests to speak from the public.

A.5 PUBLIC COMMENTS

Ms. Shauna Stiles, 3908 Lochridge Court, and Ms. Mary Michaels, 8401 Revenue Way, commented on work session item No. 5, Texas Department of Transportation's proposal to install raised medians on Boulevard 26 (SH 26).

Ms. Sayeda Syed, 6705 Sapphire Circle North, Colleyville, Texas, spoke about agenda item F.3, Resolution No. 2024-051, casting 37 votes allocated to North Richland Hills for one or more candidates in the Tarrant Appraisal District Board of Directors Election.

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 ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE CONSENT AGENDA ITEMS B1-B16.

MOTION TO APPROVE CARRIED 7-0.

- B.1 APPROVE THE MINUTES OF THE NOVEMBER 11, 2024 CITY COUNCIL MEETING.**
- B.2 APPROVE ORDINANCE NO. 3875, ABANDONING A PORTION OF GUY STREET RIGHT-OF-WAY AND AUTHORIZE EXECUTION OF A QUITCLAIM DEED AND HOLD HARMLESS AGREEMENT WITH C2C SMITHFIELD, LP.**
- B.3 APPROVE ORDINANCE NO. 3876, ABANDONING A PORTION OF STARDUST DRIVE RIGHT-OF-WAY AND AUTHORIZE EXECUTION OF A QUITCLAIM DEED AND HOLD HARMLESS AGREEMENT WITH SOMERIK REALTY, LLC.**
- B.4 APPROVE ORDINANCE NO. 3877, ABANDONING A UTILITY EASEMENT ON LOTS 7R1 AND 7R2, BLOCK 8, SMITHFIELD ACRES ADDITION, AND AUTHORIZE EXECUTION OF QUITCLAIM DEEDS AND HOLD HARMLESS AGREEMENTS WITH CWT HOMES LLC AND WITH ADRIAN J. RAABE AND TIMOTHY J. RAABE.**
- B.5 AWARD RFB 24-033 TO HUMPHREY & MORTON CONSTRUCTION COMPANY, INC., FOR CONSTRUCTION OF THE TRIBUTARY CB-1 CONCRETE LINED CHANNEL REHABILITATION PROJECT (DR2102), SOUTH OF MID-CITIES BOULEVARD NEAR THE COTTON BELT TRAIL, IN THE AMOUNT OF \$189,661, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CONSTRUCTION AGREEMENT.**
- B.6 APPROVE AND AWARD A PROFESSIONAL SERVICES CONTRACT TO IT NEXUS, INC. FOR GIS SERVICES (CAPITAL PROJECT IT2306) IN AN AMOUNT NOT TO EXCEED \$200,000 UTILIZING ARPA FUNDING.**
- B.7 AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDMENT TO CONTRACT #32400057 WITH DESIGNS THAT COMPUTE DBA VISIONALITY FOR THE PURCHASE OF TECHNOLOGY SOLUTIONS, PRODUCTS, AND SERVICES UTILIZING THE INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT 230105 FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$188,000 THROUGH 2028.**
- B.8 AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDMENT TO CONTRACT #32200136 WITH FREEIT DATA SOLUTIONS, INC. FOR THE PURCHASE OF TECHNOLOGY PRODUCTS, SOLUTIONS, AND SERVICES UTILIZING DEPARTMENT OF INFORMATION RESOURCES CONTRACT DIR-CPO-4863 FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.**

- B.9 APPROVE VOTING AND ALTERNATE MEMBERS TO THE FORT WORTH WHOLESALE CUSTOMER ADVISORY COMMITTEE FOR A ONE-YEAR TERM FROM OCTOBER 1, 2024 TO SEPTEMBER 30, 2025.**
- B.10 AUTHORIZE THE PURCHASE OF A FRAZER AMBULANCE FROM STERLING MCCALL FORD IN THE AMOUNT OF \$460,460.00 UTILIZING H-GAC CONTRACT #AM10-23.**
- B.11 AUTHORIZE THE PURCHASE OF A CASE BACKHOE AND A 3-YARD SIFTER BUCKET IN THE COMBINED TOTAL AMOUNT OF \$189,150, FROM ASSOCIATED SUPPLY COMPANY, INC. (ASCO) USING BUY BOARD CONTRACT # 685-22.**
- B.12 AUTHORIZE THE PURCHASE OF BOOKS FROM BAKER AND TAYLOR IN AN AMOUNT NOT TO EXCEED \$160,000 UTILIZING STATE CONTRACT NO. 715-M2.**
- B.13 AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 WITH CGC GENERAL CONTRACTORS, INC. IN THE AMOUNT OF \$209,178.50 TO THE NRH2O FAMILY WATER PARK NITRO BLAST CONSTRUCTION CONTRACT.**
- B.14 APPROVE AWARD OF RFP NO. 25-005 TO AMERICAN RAMP COMPANY FOR THE FABRICATION AND INSTALLATION OF MOUNTAIN BIKE PUMP TRACK AND SKILLS PARK EQUIPMENT AT FOSSIL CREEK PARK IN THE AMOUNT OF \$185,665.50 USING ARPA FUNDS AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE ASSOCIATED CONSTRUCTION AGREEMENT.**
- B.15 AUTHORIZE PURCHASE OF SIX COMMERCIAL TREADMILLS FOR THE NRH CENTRE FROM RISHER FITNESS EQUIPMENT IN THE AMOUNT OF \$90,711.32 UTILIZING BUY BOARD CONTRACT NO. 665-22. PURCHASE IS BUDGETED IN THE ADOPTED FY2024-2025 CAPITAL BUDGET AND FUNDED BY NRH CENTRE RESERVES.**
- B.16 APPROVE ORDINANCE NO. 3878 CLARIFYING THE CORRECT SPELLING OF DENNEY DRIVE IN CITY POINT ADDITION**
- C. PUBLIC HEARINGS**
 - C.1 ZC24-0114, ORDINANCE NO. 3879, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JUSTIN AND MICHELLE COMPTON FOR SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 7421 HIGHTOWER DRIVE, BEING 1.962 ACRES DESCRIBED AS TRACT 4B9, JOHN CONDRA SURVEY, ABSTRACT 311.**

APPROVED

Mayor McCarty 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 1.962 acres located at 7421 Hightower Drive. The area is designated on the Comprehensive Land Use Plan as residential estate, and the current zoning is RE-1, residential estate. Mr. Husband provided site photos of the property.

Applicant Justin Compton, 7421 Hightower Drive, presented the request.

Mr. Husband presented staff's report. The request is to convert a portion of the permanent accessory building into an accessory dwelling unit. The Planning and Zoning Commission, at their December 2, 2024 meeting, recommended approval with a vote of 7-0.

Mayor McCarty 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 McCarty 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 McCarty closed the public hearing.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3879.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC24-0119, ORDINANCE NO. 3880, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KEVIN AND SUSAN HOLDEN FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO RE-1 (RESIDENTIAL ESTATE) AT 8033 VALLEY DRIVE, BEING 1.89 ACRES DESCRIBED AS TRACT 2B21, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

Mayor McCarty opened the public hearing and called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 1.89 acres located at 8033 Valley Drive. The area is designated on the Comprehensive Land Use Plan as residential estate, and the current zoning is AG, agricultural. Mr. Comstock provided site photos of the property.

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Applicants Kevin and Susan Holden presented the request. The purpose of the zoning change is to add a permanent accessory building and consolidate two existing structures on the property.

Mr. Comstock presented staff's report. If the zoning change is approved, the applicant can plat the property. Staff received their plat application, which is currently under review. The Planning and Zoning Commission, at their December 2, 2024 meeting, recommended approval with a vote of 7-0.

Mayor McCarty 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 McCarty 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 McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3880.

MOTION TO APPROVE CARRIED 7-0.

C.3 ZC24-0117,ORDINANCE NO. 3881, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A ZONING CHANGE FROM RE-1 (RESIDENTIAL ESTATE) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8800 KIRK LANE, BEING 720 SQUARE FEET DESCRIBED AS A PORTION OF LOT 5, BLOCK 1, TAYLOR'S PLACE.

APPROVED

Mayor McCarty announced that items C.3 and C.4 would be presented together and that the City Council would take separate action on each item. He opened the public hearings and called on Principal Planner Clayton Husband to introduce the items.

Mr. Husband informed City Council the applicant is requesting a zoning change for 720 square feet located at 8800 Kirk Lane and a zoning change for 1,140 square feet located at 7536 Kirk Road. The area is designated on the Comprehensive Land Use Plan as low density residential, and the current zoning is RE-1, residential estate for 8800 Kirk Lane and R-2, single-family residential for 7536 Kirk Road. Mr. Husband provided site photos of the property.

Applicant Rick Figueroa, 8800 Kirk Lane, presented the request.

Mr. Husband presented staff's report. If approved, the owner intends to do a land swap

between the lots to accommodate the construction of a sanitary sewer service line for 8800 Kirk Lane. The Planning and Zoning Commission, at their December 2, 2024 meeting, recommended approval with a vote of 7-0.

Mayor McCarty 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 McCarty 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 McCarty closed the public hearings for items C.3, ZC24-0117 and C.4, ZC24-0118.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE ORDINANCE NO. 3881.

MOTION TO APPROVE CARRIED 7-0.

C.4 ZC24-0118, ORDINANCE NO. 3882, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RICK FIGUEROA FOR A ZONING CHANGE FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO RE-1 (RESIDENTIAL ESTATE) AT 7536 KIRK ROAD, BEING 1,140 SQUARE FEET DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, TAYLOR'S PLACE.

APPROVED

This item was presented in conjunction with item C.3.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3882.

MOTION TO APPROVE CARRIED 7-0.

C.5 ZC24-0113, ORDINANCE NO. 3874, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SCOTT HOBERER FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8900 AMUNDSON DRIVE, BEING 0.73 ACRES DESCRIBED AS TRACT 2N, TANDY K MARTIN SURVEY, ABSTRACT 1055. CONTINUED FROM THE NOVEMBER 11, 2024, CITY COUNCIL MEETING.

APPROVED

Mayor McCarty announced that the public hearing was opened at the November 11 City Council meeting and postponed to the December 9 City Council meeting. He called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 0.73 acres located at 8900 Amundson Drive. The applicant submitted a permit application for a carport, but the property was not platted or zoned. The applicant was notified of the requirement that the property needs to be properly zoned and platted before a building permit is approved and issued. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is AG, agricultural. Mr. Comstock provided site photos of the property. The applicant is present and is requesting the City Council postpone the case to the January 27 City Council meeting. Mr. Comstock requested that City Council take action on the item tonight.

Applicant representative Scott Hoberer, 8900 Amundson Drive, stated that he started the zoning process at the recommendation of Mr. Comstock. The fees associated with the plat process is more than the cost for the constructed carport. He wants to seek a waiver for the platting process with the Planning and Zoning Commission before moving forward with the zoning request.

Mr. Comstock informed City Council that the applicant wishes to apply for an exception, modification, or waiver to the platting requirement as allowed by Section 110-42 of the subdivision ordinance. Mr. Hoberer's property does not meet the minimum two-acre lot required by Section 110-41 of the subdivision ordinance to obtain a building a permit for unplatted property. Mr. Hoberer has submitted an application for a waiver of the building permit that will be considered at the January 16, 2025 Planning and Zoning Commission. Mr. Comstock requests the City Council take action this evening on the zoning change request, because regardless of action by the Planning and Zoning Commission, the property remains a non-conforming use and non-confirming district for the property. The Planning and Zoning Commission, at their November 7, 2024 meeting, recommended approval for the zoning change with a vote of 6-0.

Mayor McCarty 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 McCarty 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 McCarty closed the public hearing.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3874.

MOTION TO APPROVE CARRIED 7-0.

C.6 ZC24-0115, ORDINANCE NO. 3883, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DCG ENGINEERING INC FOR A REVISION TO SPECIAL USE PERMIT ORDINANCE 2068 AT 8213 BOULEVARD 26 AND A SPECIAL USE PERMIT FOR A NEW SELF-STORAGE FACILITY AT 8225 BOULEVARD 26, BEING 5.832 ACRES DESCRIBED AS LOT 1, BLOCK A, AMERCO ADDITION; AND TRACTS 14B1, 14B1A, AND 14C1, WILLIAM WALLACE SURVEY, ABSTRACT 1606.

APPROVED

Mayor McCarty opened the public hearing and called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a revision to a special use permit, Ordinance 2068, at 8213 Boulevard 26. The applicant is also requesting a special use permit for a new self-storage facility for 5.832 acres located at 8225 Boulevard 26. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-2, commercial. Mr. Comstock provided site photos of the property.

Applicant Matt Merrill with UHaul Company, located at 8221 Boulevard 26 presented the request. He provided an overview of the property's history, site enhancements, proposed site plan, proposed elevations, landscape plan, and UHaul's security features.

Mr. Comstock informed City Council that staff does not recommend the approval of a special use permit. Due to the scope of the project, the Development Review Committee recommends the special use permit be converted to a NR-PD, nonresidential planned development. The Planning and Zoning Commission at their December 2, 2024 meeting, recommended approval subject to revising the application to a NR-PD with a vote of 7-0. The ordinance provided in the agenda packet is drafted as a nonresidential planned development. The NR-PD allows for shared administrative and business operations between the two properties.

City Council and staff discussed the location of the stairs, the recommendations of the Planning and Zoning Commission, photometric plan, and staff's request for 3000k for night lighting vs 5000k proposed by the applicant.

Mayor McCarty 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 McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward.

Mr. L.C. Tubb, 8333 Davis Boulevard, commented on the lighting for the property.

There being no one else wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE ORDINANCE NO. 3883 WITH AN ALLOWANCE FOR 5000K LIGHTS.

MOTION TO APPROVE CARRIED 7-0.

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 EXECUTE A CONTRACT WITH TYLER TECHNOLOGIES FOR THE PURCHASE OF TECHNOLOGY SOLUTIONS, PRODUCTS, AND SERVICES UTILIZING THE SOURCEWELL CONTRACT 090320-TTI FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000 THROUGH DECEMBER 31, 2030.

APPROVED

City Council received a presentation from Director of Information and Technology Eric Von Schimmelfmann.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER COMPTON TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH TYLER TECHNOLOGIES FOR THE PURCHASE OF TECHNOLOGY SOLUTIONS, PRODUCTS, AND SERVICES UTILIZING THE SOURCEWELL CONTRACT 090320-TTI FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000 THROUGH DECEMBER 31, 2030.

MOTION TO APPROVE CARRIED 7-0.

F.2 APPROVE RESOLUTION 2024-050, APPROVING THE SETTLEMENT AND ALLOCATION OF KROGER OPIOID SETTLEMENT FUNDS WITHIN THE STATE OF TEXAS THROUGH THE TEXAS ATTORNEY GENERAL'S OFFICE AND AUTHORIZING THE CITY MANAGER TO EXECUTE SETTLEMENT DOCUMENTS ON THE CITY'S BEHALF.

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE RESOLUTION 2024-050, APPROVING THE SETTLEMENT AND ALLOCATION OF KROGER OPIOID SETTLEMENT FUNDS WITHIN THE STATE OF TEXAS THROUGH THE TEXAS ATTORNEY GENERAL'S OFFICE AND AUTHORIZING THE CITY MANAGER TO EXECUTE SETTLEMENT DOCUMENTS ON THE CITY'S BEHALF.

MOTION TO APPROVE CARRIED 7-0.

F.3 CONSIDER RESOLUTION NO. 2024-051, CASTING 37 VOTES ALLOCATED TO NORTH RICHLAND HILLS FOR ONE OR MORE CANDIDATES IN THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION.

APPROVED

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

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE RESOLUTION NO. 2024-051, CASTING 37 VOTES ALLOCATED TO NORTH RICHLAND HILLS FOR MIKE ALFRED IN THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION.

MOTION TO APPROVE CARRIED 7-0.

F.4 CONSIDER RESOLUTION NO. 2024-052, APPOINTING MEMBERS TO THE YOUTH ADVISORY COMMITTEE FOR THE 2024/2025 ACADEMIC YEAR.

APPROVED

City Council received a presentation from City Manager Paulette Hartman.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE RESOLUTION NO. 2024-052.

MOTION TO APPROVE CARRIED 7-0.

F.5 CONSIDER RESOLUTION NO. 2024-053, DESIGNATING COMMERCIAL RECORDER AS THE CITY OF NORTH RICHLAND HILLS' OFFICIAL NEWSPAPER.

APPROVED

City Council received a presentation from City Secretary/Chief Governance Officer Alicia Richardson.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2024-053.

MOTION TO APPROVE CARRIED 7-0.

F.6 CONSIDER ORDINANCE NO. 3884, AUTHORIZING THE ISSUANCE OF “CITY OF NORTH RICHLAND HILLS, TEXAS, TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025”; PROVIDING FOR THE PAYMENT OF SUCH CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE CITY'S WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SUCH CERTIFICATES OF OBLIGATION; AND PROVIDING AN EFFECTIVE DATE.

APPROVED

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

Ms. Laura Alexander with Hilltop reviewed the bids received for the Certificates of Obligation Bonds, Series 2025. She recommends the City Council award the bid to Robert W. Baird & Co., Inc.

A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3884, AUTHORIZING THE ISSUANCE OF "CITY OF NORTH RICHLAND HILLS, TEXAS, TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025" TO ROBERT W. BAIRD & CO., INC.; PROVIDING FOR THE PAYMENT OF SUCH CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE CITY'S WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SUCH CERTIFICATES OF OBLIGATION; AND PROVIDING AN EFFECTIVE DATE.

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

APPROVED

Mayor McCarty advised that City Council met in Executive Session, pursuant to Section 551.071: Consultation with City Attorney regarding legal advice related to communication on behalf of the City, Section 551.072: Deliberate the purchase, exchange, lease, or value of real property at (1) 5301 Davis Boulevard, (2) 6701 Davis Boulevard, and (3) 7913 Main Street and Section 551.087: Deliberation regarding Economic Development negotiations - 5301 Davis Boulevard.

Mayor McCarty 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 at 6701 Davis Boulevard and 7913 Main Street.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER MITCHELL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A TERMINATION AGREEMENT WITH PG INVESTCO LLC TERMINATING THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY AT 6701 DAVIS BOULEVARD, INCLUDING THE PAYMENT OF \$1,020,000 IN EXCHANGE FOR OTHER CONSIDERATION, AND THAT WE APPROVE AND ACCEPT THE ASSIGNMENT OF THE PURCHASE AND SALE AGREEMENT BETWEEN PG INVESTCO LLC AND TERRY N. SNIDER CONCERNING THE PROPERTY AT THE CORNER OF MAIN STREET AND DAVIS BOULEVARD.

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

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT AND EXECUTE ANY NECESSARY AND RELATED DOCUMENTS WITH EL TRUST INVESTMENTS, LLC, AND ANY OTHER OWNER, FOR 7913 MAIN STREET, ALSO KNOWN AS, LOT 2R2, BLOCK A, REDDINGS REVISION IN THE AMOUNT OF \$300,000.

MOTION TO APPROVE CARRIED 7-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Mitchell made the following announcements.

The NRH Fire Department is partnering with the Community Enrichment Center to assist families in need this holiday season. You can help by donating new, unwrapped toys and nonperishable food items at any NRH Fire Station. Donations will be accepted through Christmas.

Mayor Jack McCarty is competing against other area Mayors to see who can raise the most money for the Salvation Army. If you would like to help, you can donate through the Mayor's virtual red kettle link. Helpers will also be ringing the bell at NRH Kroger and

Wal-Mart locations on Saturday, December 14. All donations help the Salvation Army assist local families in need at Christmas time and throughout the year.

There are many holiday activities for families to enjoy this month in NRH including Christmas in Color at NRH2O, Breakfast with Santa at Iron Horse Golf Course and a Holiday Drone Show. You can find details for these events and more on the city's website or by contacting the Parks Department.

Kudos Korner - Jeff Reid in Public Works - A resident extended appreciation for the level of service Jeff provided when he was sent to investigate a possible water leak. She shared that Jeff took a lot of time to help her understand the issue. She was impressed with his professionalism, attention to detail and patience. Additionally, when she shared, she was anxious about her neighbor's reaction to the leak, Jeff offered to speak to her neighbor as well. She said, "Jeff was truly heaven sent!" Keep up the great work!

I. ADJOURNMENT

Mayor McCarty adjourned the meeting at 9:39 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer