

**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
MAY 18, 2022**

Rescheduled from May 23, 2022

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 18th day of May 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
	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

Absent:	Tito Rodriguez	Place 1
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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
	Maleshia B. McGinnis	City Attorney

CALL TO ORDER

Mayor Trevino called the meeting to order at 6:02 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

2. MID-YEAR FINANCIAL REPORT FOR THE PERIOD ENDING MARCH 31, 2022.

Director of Budget and Research Trudy Lewis reviewed the mid-year financial report for the period ending March 31, 2022. Ms. Lewis reviewed the General Fund, Park

Development Fund, Crime Control District Fund and Utility Fund providing the following year to date actuals.

General Fund

Revenue - \$37,962,909 (69.97% of projected budget)

Expenditures - \$24,975,956 (46.26% of projected budget)

Park Development Fund

Revenue - \$5,185,856 (51.8% of projected budget)

Expenditures - \$3,825,963 (38.45% of projected budget)

Crime Control District Fund

Revenue - \$1,505,253 (52.05% of projected budget)

Expenditures - \$1,241,986 (44.44% of projected budget)

Utility Fund

Revenue - \$15,269,817 (38.68% of projected budget)

Expenditures - \$17,439,532 (44.17% of projected budget)

3. DISCUSSION OF THE CITY'S LOCAL OPTION HOMESTEAD EXEMPTION.

Director of Finance Mark Mills provided an overview of current property value trends and an overview of the City's homestead exemption. The homestead exemption provides a deduction for qualified properties, which lowers the appraised value of a residence for the purpose of determining its taxable value. The City's current homestead exemption is 15%. Mr. Mills informed City Council that he and Director of Budget and Research Trudy Lewis attended a meeting with the Tarrant Appraisal District for taxing entities. At this meeting, Tarrant County's Chief Appraiser Jeff Law indicated that cities could expect residential property values to significantly increase on average 20% across Tarrant County. The following regional cities have a homestead exemptions Arlington (20%), Euless (20%), Fort Worth (20%), Grapevine (20%), Hurst (20%), Keller (20%), Southlake (20%), and Haltom City (10%). The cities of Bedford, Colleyville Richland Hills, and Watauga do not offer homestead exemptions. Staff is seeking direction from City Council whether to modify the local option homestead exemption. The examples provided tonight are based on a 20% homestead exemption. The City Council may elect to increase the exemption by 1% increments up to a maximum of 20%. If City Council directs staff to move forward with an increase to the homestead exemption, staff will bring forward an ordinance for approval in June. The Appraisal District and Tarrant County must be notified prior to July 1.

City Council directed staff to bring the item back at the next meeting.

EXECUTIVE SESSION

- 1. **SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION - IN RE NORTH RICHLAND HILLS ALAMO, LLC, CASE NO. 22-40384-ELM11, FILED IN THE US BANKRUPTCY COURT, NORTHERN DISTRICT OF TEXAS.**
- 2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 8358 DAVIS BOULEVARD**

Mayor Trevino announced at 6:41 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.071: Consultation with the City Attorney to seek advice about pending or contemplated litigation - In re North Richland Hills Alamo, LLC, Case No. 22-40384-elm11, filed in the US Bankruptcy Court, Northern District of Texas and Section 551.087: Deliberation regarding Economic Development negotiations - 8358 Davis Boulevard. Executive Session began at 6:45 p.m. and concluded at 6:53 p.m.

Mayor Trevino announced at 6:53 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 May 18, 2022 at 7:01 p.m.

Present:	Oscar Trevino	Mayor
	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

Absent:	Tito Rodriguez	Place 1
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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.3.1 OATHS OF OFFICE AND SWEARING IN CEREMONY FOR NEWLY ELECTED OFFICIALS - MAYOR AND COUNCIL MEMBERS FOR PLACES 2, 4, AND 6.

The ceremonial oaths of office were administered to Rita Wright Oujesky, Mason Orr, Scott Turnage and Oscar Trevino. The official oaths of office were administered by the City Secretary's Office.

Mayor Trevino recessed the meeting at 7:21 p.m.

Mayor Trevino reconvened the meeting at 7:50 p.m., with the same members present.

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 MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE MAY 9, 2022 CITY COUNCIL MEETING.

- B.2 AUTHORIZE AN AGREEMENT WITH BAYCOM INC., AN AUTHORIZED RESELLER OF PRODUCTS AND SERVICES FOR PANASONIC SYSTEMS COMMUNICATION COMPANY, FOR THE REPLACEMENT OF PUBLIC SAFETY MOBILE DATA COMPUTERS USING A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES CONTRACT (DIR-TSO-4025), IN AN AMOUNT NOT TO EXCEED \$430,000 FOR THE FY 2021/2022 BUDGET YEAR.**

- B.3 CONSIDER ORDINANCE NO. 3738, AMENDING THE NORTH RICHLAND HILLS CODE OF ORDINANCES, CHAPTER 18, ARTICLE II, CHILD CARE AND BEFORE AND AFTER SCHOOL PROGRAM FACILITIES TO REFLECT THE CURRENT STATE REGULATING AGENCY, HEALTH AND HUMAN SERVICES, AND OTHER UPDATES AS NEEDED TO BE CONSISTENT WITH THE CURRENT DEFINITIONS SET FORTH IN THE CITY CODE.**

- B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH T-BAR FENCE, INC. FOR THE RICHLAND PARK TENNIS/PICKLEBALL COURT REPLACEMENT, IN ACCORDANCE WITH RFP NO. 22-008, IN THE AMOUNT OF \$328,500.**

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

- F.1 RECEIVE THE FISCAL YEAR 2021 AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT AND FISCAL YEAR 2021 SINGLE AUDIT.**

APPROVED

Director of Finance Mark Mills introduced the item. Mr. Mills introduced Whitley Penn, LLP representative Patrick Simmons who reviewed the results of the City's Fiscal Year 2021 Annual Comprehensive Financial Report ("ACFR"). Mr. Simmons shared that the auditor's opinion of the City's financial statements is an unmodified opinion ("clean"). The Financial Statements of the City of North Richland Hills fairly represent the City's

financial position.

A MOTION WAS MADE BY COUNCIL MEMBER DEUPREE, SECONDED BY COUNCIL MEMBER TURNAGE TO RECEIVE THE FISCAL YEAR 2021 AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT AND FISCAL YEAR 2021 SINGLE AUDIT AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

F.2 SELECT MEMBERS OF COUNCIL TO SERVE AS MAYOR PRO TEM, DEPUTY MAYOR PRO TEM, AND ASSOCIATE MAYOR PRO TEM FOR A TERM OF ONE YEAR.

APPROVED

Mayor Trevino presented the item. The purpose of the item is to select three members of Council to serve as Mayor Pro Tem, Deputy Mayor Pro Tem, and Associate Mayor Pro Tem for a one-year term.

A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY DEPUTY MAYOR PRO TEM COMPTON TO APPOINT TITO RODRIGUEZ AS MAYOR PRO TEM, KELVIN DEUPREE AS DEPUTY MAYOR PRO TEM, AND SCOTT TURNAGE AS ASSOCIATE MAYOR PRO TEM FOR A TERN OF ONE YEAR.

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

APPROVED

Mayor Trevino announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.087: Deliberation regarding Economic Development negotiations - 8358 Davis Boulevard.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM ORR TO AUTHORIZE THE CITY MANAGER TO EXECUTE A THEATRE COVENANT AND AGREEMENT WITH REMEMBER THE ALAMO LLC FOR THE PROPERTY LOCATED AT 8358 DAVIS BOULEVARD.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Mason Orr made the following announcements.

The Animal Adoption & Rescue Center will hold a Low-Cost Pet Vaccination Clinic on Saturday, May 21 from 10:00 a.m. to noon. The clinic will provide rabies shots, booster shots, city pet licenses and microchips. Please contact the animal shelter for pricing and more information.

The NRH Senior Center is hosting a Health Fair on Wednesday, May 25. The event will take place from 10:00 a.m. to 1:00 p.m. in the Grand Hall. In addition to free health screenings, vendors will provide information on wills, trusts, estate planning, homecare, rehabilitation centers, senior living and more. Please contact the Senior Center for more information.

Kudos Korner - Elliott Huff, Wesley Becknal, Tristan Clarke, Brice Gardner and Jason Davis with the Fire Department - A resident called in to let us know how proud she was of the staff she rode out with at Fire Station 5. The professionalism and compassion they showed to people in very difficult situations blew her away. She wanted to make sure everyone knew what an exceptional job these employees were doing for the residents of North Richland Hills.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:04 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer