

**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
JULY 28, 2025**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 28th day of July at 6:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Matt Blake	Place 4
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 6:00 p.m.

1. REVIEW THE CERTIFIED TAX ROLLS, PROPERTY TAX CALCULATIONS, AND HISTORICAL TRENDS.

Assistant City Manager Trudy Lewis reviewed the roles of five main stakeholders (state legislature, chief appraiser, property owners, taxing entities, and tax-assessor collector) related to property tax revenue. The taxing entities includes cities, school districts, hospital districts, community college districts and special districts. The state legislature establishes roles, adopts state code, creates policy, and sets legal limits. The chief appraiser assesses property values for the county, applies exemptions to eligible homeowners, certifies the final tax roll by July 25 (requires 95% of properties to be complete), manages property value protest, and maintains property ownership records.

There are three types of property value (1) market value, (2) appraised value, and (3) taxable value. The market value is the value of property on the open market. The appraised value is the market value, less caps or limitations on growth from one year to the next. The taxable value is the market value, less appraised value and exemptions or other reductions to determine the final amount eligible for tax payment. The tax-assessor collector issues tax bills, processes payment, and refunds overpayment of property taxes. The tax-assessor collector is also responsible for distributing tax revenue to taxing entities and calculating refund liabilities for taxing entities. The tax payments are based on the taxable values times the adopted tax rate. Staff will formally present Tax Year 2025/2026 certified property tax roll to City Council on August 1 during the Budget Work Session. The preliminary tax rate included in the FY2026 proposed budget is \$0.497841.

Ms. Lewis reviewed the historical certified market value and certified taxable value by county for Tax Years 2022/2023, 2023/2024, and 2024/2025. She shared that the city's total tax rate is comprised of the maintenance and operations (M&O) rate in the general fund and the interest and sinking (I&S) rate in the debt service fund. The M&O is a portion of the tax rate to pay for maintenance and operations. The I&S is a portion of the tax rate to pay for tax supported debt.

Ms. Lewis provided an overview of the no new revenue rate, voter approval rate, and adopted rate. The no new revenue rate is the tax rate that produces the same amount of revenue as the prior year. The no new revenue rate excludes new construction values as of January 1. The voter approval rate is the prior year's maintenance and operations (M&O) rate, plus 3.5%, plus the interest and sinking (I&S) rate. The adopted rate is the tax rate adopted by the entity. The No New Revenue Rate for FY2026 is \$0.497841 and the Voter Approval Rate is \$0.511490. The preliminary tax rate included in the FY2026 proposed budget is \$0.497841.

FUTURE AGENDA ITEM(S)

There were no requests from City Council for future agenda items.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION OR ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT - (1) CITY OF NORTH RICHLAND HILLS V. MANUEL FINANCIAL NO. 2, LLC ET AL, CASE NO. CC240015, MUNICIPAL COURT NO. 2, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS; AND (2) CITY OF NORTH RICHLAND HILLS V. MANUEL OLDSMOBILE, INC., CASE NO. CC240019, MUNICIPAL COURT NO. 2, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS**
2. **SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - CITY MANAGER AND CITY SECRETARY/CHIEF GOVERNANCE OFFICER.**

Mayor McCarty announced at 6:38 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 the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act - (1) City of North Richland Hills v. Manuel Financial No. 2, LLC et al, Case No. CC240015, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; and (2) City of North Richland Hills v. Manuel Oldsmobile, Inc., Case No. CC240019, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas and Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public employees - City Manager and City Secretary/Chief Governance Officer. Executive Session began at 6:43 p.m. and concluded at 7:07 p.m.

Mayor McCarty announced at 7:07 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order July 28, 2025 at 7:11 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3

Billy Parks	Place 5
Russ Mitchell	Place 6
Kelvin Deupree	Mayor Pro Tem, Place 7

Absent:	Matt Blake	Place 4
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Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Council member Mitchell gave the invocation.

A.2 PLEDGE

Council member Mitchell 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 PUBLIC COMMENTS

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 MITCHELL, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE JUNE 23, 2025 CITY COUNCIL REGULAR MEETING.

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 CONSIDER RESOLUTION NO. 2025-033, NOMINATING TYSON PREPARED FOODS FOR DESIGNATION AS AN ENTERPRISE PROJECT WITH THE STATE OF TEXAS.

APPROVED

City Council received a presentation from Director of Economic Development Craig Hulse.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE F.1, RESOLUTION NO. 2025-033, NOMINATING TYSON PREPARED FOODS FOR DESIGNATION AS AN ENTERPRISE PROJECT WITH THE STATE OF TEXAS.

MOTION TO APPROVE CARRIED 6-0.

F.2 CONSIDER RESOLUTION NO. 2025-034, SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES, APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS, AND PROVIDING REQUIRED NOTICE.

APPROVED

City Council received a presentation from Director of Planning Cori Reaume.

A MOTION WAS MADE BY COUNCIL MEMBER PARKS, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE RESOLUTION NO. 2025-034.

MOTION TO APPROVE CARRIED 6-0.

F.3 CONSIDER ORDINANCE NO. 3915, CALLING A SPECIAL ELECTION FOR THE CONSIDERATION OF AMENDMENTS TO THE HOME RULE CHARTER OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AND REPEALING ORDINANCE NO. 3914.

APPROVED

City Council received a presentation from City Attorney Bradley Anderle. The proposed ordinance repeals Ordinance No. 3914 (ordering a special election), orders a special election for the purpose of submitting proposed amendments to the City of North Richland Hills Charter, establishes early voting period, establishes Election Day as November 4, 2025, and clarifies ballot language for Propositions A and B.

Proposition A

Shall Article V, Section 3 of the North Richland Hills Home Rule Charter be amended to provide that the Mayor and Council members shall be elected for three-year terms; to provide that the Mayor and Council members must be elected by a majority vote; to provide for the transition to three-year terms by establishing an election schedule; and Section 3A (3,4,5) be added to define the positions of Mayor and Council members; to provide that 730 days served constitutes a three-year term; to provide that a person who vacates their office after serving 360 days has served a term; and Section 7 be amended to provide that in the event there is one vacancy in any office with a three-year term with an unexpired term of 364 days or less the vacancy may be filled by appointment of the Mayor with approval of council; to provide that vacancies in any office with a three-year term with an unexpired term of greater than 364 days must be filled by special election within 120 days of the vacancy?

Proposition B

Shall Section 3A (1,2) be added to Article V of the North Richland Hills Home Rule Charter to provide that a Council member shall be limited to three (3) terms as a Council member, but may serve three (3) additional terms as Mayor; to provide that the Mayor shall be limited to three (3) terms as Mayor, but may serve three additional terms as Council member?

Mr. Anderle informed City Council the ballot language for Propositions C, D, E, and F

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remain unchanged.

Proposition C

Shall Article V, Section 3 of the North Richland Hills Home Rule Charter be amended to provide that a Mayor or Council member shall automatically resign their office upon becoming a candidate for any office of profit or trust other than the office then held; and to provide for filling the vacancy in the manner consistent with filling of vacancies?

Proposition D

Shall Article VI, Section 7(1) of the North Richland Hills Home Rule Charter be amended to strike the requirement that the term of the municipal court judge coincide with the term of the Mayor?

Proposition E

Shall Article XIV, Section 1 of the North Richland Hills Home Rule Charter be amended to provide that Planning and Zoning Commission members shall serve terms that are the same length as the term of the Mayor and Council members; and to provide that the appointment and duration of members' terms shall coincide with the terms of Council members?

Proposition F

Shall Article IX, Section 4 of the North Richland Hills Home Rule Charter be amended to delete references to \$50,000 as the minimum purchase amount for competitive bidding; and to provide that all purchases must be competitively bid if competitive bidding is required by State law?

A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3915.

MOTION TO APPROVE CARRIED 6-0.

G. CITIZENS PRESENTATION

There were no requests to speak from the public.

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

APPROVED

Mayor McCarty announced that action is necessary as the result of executive session held earlier pursuant to Chapter 551, Texas Government Code Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public employees - City Manager and City Secretary/Chief Governance Officer.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE THE SEVERANCE AGREEMENT AND THE SECOND AMENDMENT TO EMPLOYMENT AGREEMENT WITH PAULETTE HARTMAN AS CITY MANAGER AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 6-0.

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER ROBERTS TO APPROVE THE SEVERANCE AGREEMENT AND THE FIRST AMENDED EMPLOYMENT AGREEMENT WITH ALICIA RICHARDSON AS CITY SECRETARY/CHIEF GOVERNANCE OFFICER AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 6-0.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Mayor Pro Tem Deupree made the following announcements.

Our annual, daylong Budget Work Session is coming up on Friday, August 1 in the Grand Hall at the NRH Centre. The Budget Roadshow also returns this year, with events on August 16, 20 and 26. Make plans to join us. You can find the details on the city's online calendar.

Bring the kids and kick off your weekend with Play Today NRH this Saturday, August 2 at 9 a.m. at Adventure World Playground. The Parks & Recreation team will be there with games, arts and crafts, and a guided nature walk-perfect for all ages. We hope to see you there!

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Kudos Korner - Amanda Hamiter in Parks & Recreation - Amanda, the NRH Centre Aquatic Program Coordinator, was recently recognized by a resident for her exceptional service. From the very first interaction, Amanda was described as responsive, professional, kind, and solution oriented. The resident shared, "We had our first lesson yesterday and the rest of the team was terrific, too, but I would be remiss if I did not call out spectacular Amanda. She is a young leader going places, and a stellar representative of the Centre and of NRH as a city." Thank you, Amanda, for a job well done. Keep up the great work!

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 7:39 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer