

**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  
SEPTEMBER 27, 2021**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of September at 5:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4 (arrived 5:35 p.m.)
	Patrick Faram	Place 5
	Scott Turnage	Place 6
	Kelvin Deupree	Place 7

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 5:31 p.m.

**1 DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

City Council had no questions for staff.

**2 DISCUSS THE REQUEST FOR PROPOSALS FOR AWARDING THE IRON HORSE GOLF COURSE MANAGEMENT CONTRACT.**

Deputy City Manager Paulette Hartman presented the Iron Horse Golf Course request for proposal summary to City Council. Ms. Hartman shared that the current contract with Arcis Golf, formerly Eagle Golf expires March 31, 2022.

Ms. Hartman reviewed the key points within the request for proposal to include the scope

of the project, community and project background and general description of Iron Horse Golf Course. Ms. Hartman continued with the city objectives of golf operation with an emphasis on exception customer service; financial stability; operate and manage in a competitively price, customer focused manner; golf course maintenance to preserve and nurture the city's investment in grounds and facilities; quality food and beverage service, active promotion and marketing to increase Iron Horse's market share; financial reporting and a minimum three year contract.

Ms. Hartman reviewed evaluation criteria and request for proposal timeline; noting a contract recommendation by staff to City Council for consideration by January 24, 2022.

City Council and staff discussed diversity of bids and include diversity questions in the request for proposal; those submitted proposals not to contact the City Council and to work with staff; customer service and training; surveys and results and thoughts on presence of a city marshal.

#### EXECUTIVE SESSION

**1. SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - (1) MUNICIPAL COURT ADMINISTRATOR, (2) CITY ATTORNEY AND (3) CITY MANAGER.**

Mayor Trevino announced at 5:48 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - (1) Municipal Court Administrator, (2) City Attorney and (3) City Manager. Executive Session began at 5:50 p.m. and recessed at 6:57p.m.

Mayor Trevino announced at 6:57 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 September 27, 2021 at 7:02 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	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

Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

#### **A.1 INVOCATION**

Council member Faram gave the invocation.

#### **A.2 PLEDGE**

Mayor Trevino called on members of Troop 144G to 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. Kelly White, 6648 Starnes Road, discussed the traffic at the intersection of Rufe Snow and Starnes Road. He requested an increased police presence at the intersection to deter accidents.

#### **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 RODRIGUEZ, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 7-0.**

**B.1 APPROVE MINUTES OF THE SEPTEMBER 13, 2021 REGULAR CITY COUNCIL MEETING.**

**C. PUBLIC HEARINGS**

**C.1 ZC21-0002, ORDINANCE NO. 3712, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CINDY AND LAMAR SLAY FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8463 SHADY GROVE ROAD, BEING 1.02 ACRES DESCRIBED AS TRACT 13A, THOMAS PECK SURVEY, ABSTRACT 1209.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 1.02 acres located at 8463 Shady Grove Road. The area is designated on the Comprehensive Land Use Plan as low density and the current zoning is AG agricultural. Mr. Comstock provided site photos of the property.

Applicant Lamar Slay, 8463 Shady Grove Road, informed City Council he is adding a bedroom for his mother-in-law.

Mr. Comstock presented staff's report. The applicant is requesting to construct a 878 square foot addition on the north side of the existing residence. The Planning and Zoning Commission, at their September 16, 2021 meeting, recommended approval with a vote of 6-0. Mr. Comstock informed City Council the property is currently AG agricultural and required to be zoned SF single-family residential for the new addition. Mr. Comstock shared that a plat for the property will be placed on a future City Council meeting, tentatively scheduled for November 8, 2021.

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 MAYOR PRO TEM ORR, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3712.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.2 ZC21-0003, ORDINANCE NO. 3713, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM EDWARD KHALIL FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 8312 SHADY GROVE ROAD, BEING 2.0 ACRES DESCRIBED AS LOT 3, THOMAS PECK SUBDIVISION.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a zoning change on 2.0 acres located at 8312 Shady Grove Road. 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.

Applicant Edward Khalil, 5518 Spring Branch Drive, Keller, Texas informed City Council that he purchased the property two weeks ago and is requesting zoning to build a house.

Mr. Comstock presented staff's report. The applicant is requesting a zoning change to R-1 (Single-Family Residential) with the intent to construct a new residence on the property. The 87,120-square foot lot has 103 feet of frontage on Shady Grove Road and is approximately 840 feet deep. While the property is a platted lot, the owner would be responsible for installing any water and sanitary sewer taps and associated impact fees. The northern portion of the lot is also encumbered by floodplain (1% annual chance of flooding). Mr. Comstock advised that this lot will only be one lot. The Planning and Zoning Commission, at their September 16, 2021 meeting, recommended approval with a vote of 6-0.

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 ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE ZC 21-0003, ORDINANCE NO. 3713.**

**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 APPROVE RESOLUTION NO. 2021-030, NOMINATING ONE OR MORE INDIVIDUALS AS A CANDIDATE FOR THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS.**

**APPROVED**

City Manager Mark Hindman informed City Council the Tarrant Appraisal District Board of Directors terms expire December 31, 2021. The City Council may nominate one or more individuals as a candidate for consideration by taxing entities in Tarrant County. The votes for each member is pro-rated on size of municipalities and the City of North Richland Hills has been allocated 35 of the 5,005 total votes. Staff is seeking direction from City Council with regard to nominating an individual(s).

Mayor Trevino advised that he would like to see the City nominate Kathryn Wilemon. He realizes that she is an existing Board of Director, but would like the allocated votes to go toward Ms. Wilemon.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2021-030, NOMINATING KATHERINE WILEMON.**

**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 Trevino announced that City Council recessed Executive Session earlier and would reconvene into Executive Session after taking action on the Municipal Court Administrator's contract.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY MAYOR PRO TEM ORR TO APPROVE THE 5TH AMENDMENT TO THE EMPLOYMENT CONTRACT WITH MUNICIPAL COURT CLERK REBECCA VINSON AS DISCUSSED IN EXECUTIVE SESSION.**

**MOTION TO APPROVE CARRIED 7-0.**

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Compton made the following announcements.

The annual National Night Out will take place this year on Tuesday, October 5. Neighborhoods that would like to participate are encouraged to register, so we can plan to have city, police, and fire personnel attend your event. The registration form is available online at [www.nrhtx.com/NNO](http://www.nrhtx.com/NNO).

The annual Fall Community Cleanup will be held on Saturday, October 9. Residents can drop off unwanted bulky items and paper shredding will also be available. The event will take place in the parking lot of The Hills Church from 9:00 a.m. until noon. For more details, please visit the city's website or call the Neighborhood Services Department.

Kudos Korner - Krista Henry at the NRH Centre - A parent emailed her appreciation for Krista's help in working through some scheduling challenges so that her child could continue swim lessons for the fall session. She was very complimentary of Krista and the swim program stating: "I don't think you guys hear it enough but thank you for all you do. You guys do an amazing job and always are so sweet to work with. We have loved all the swim teachers we have had and have been super impressed with what you guys have created! Thank you for letting us be a part of it!"

Mayor Trevino announced at 7:28 p.m. that City Council would recess the meeting and reconvene into Executive Session as authorized by Local Government Code 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - City Manager.

Mayor Trevino reconvened the meeting at 7:54 p.m. with the same members present. Mayor Trevino announced there is no action necessary as the result of Executive Session.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 7:54 p.m.

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Oscar Trevino, Mayor

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer