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
AUGUST 10, 2026

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 10th day of August at 5:30 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
	Brianne Goetz	Place 2
	Danny Roberts	Place 3
	Matt Blake	Place 4
	Billy Parks	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
	Cara L. White	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 5:30 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

2. DISCUSS COST RECOVERY RECOMMENDATIONS FOR CREDIT CARD PROCESSING FEES.

Director of Finance Stephen Barnes presented an analysis of credit card processing costs across city departments, noting that the city currently uses nine different payment processors with varying fee structures. The review identified the most appropriate cost-recovery method for each department, primarily recommending service fees or convenience fees depending on regulatory requirements and business operations. Total annual processing costs amount to $666,200, with approximately $74,400 remaining unrecoverable due to limitations in certain systems or payment categories. The proposed approach establishes a maximum processing fee recovery of up to 5% per transaction, providing flexibility while allowing the City Manager or designee to adjust methods as needed. Customers may avoid paying processing fees by using electronic fund transfers (EFT). Comparable city data was shared showing varying fee practices across the region. Implementation of the cost recovery program is scheduled to begin October 1, following City Council consideration of the resolution and customer notification.

3. DISCUSS HEART OF NRH COMMUNITY APPRECIATION LUNCHEON.

City Manager Paulette Hartman provided an overview of the new Heart of NRH Community Awards, an expanded recognition program included in next year’s budget. The program replaces the former Business Appreciation Lunch and broadens recognition to residents, volunteers, board and commission members, and local businesses who strengthen the North Richland Hills community. Four award categories were established: Citizen of the Year, Volunteer of the Year, Board & Commission Member of the Year, and Business of the Year. The timeline includes nominations closing on September 25 and committee selection by October 16. The inaugural Appreciation Luncheon and State of the City address will be held on December 3.

FUTURE AGENDA ITEM(S)

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

EXECUTIVE SESSION

1. SECTION 551.071: CONSULTATION WITH 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) JESSIE GOODFELLOW V. CITY OF NORTH RICHLAND HILLS, ET AL, CAUSE NO. 352-366545-25; (2) BANK OF THE WEST V. G.Q. ENTERPRISES CORP., ET AL, CAUSE NO. 141-376075-26, (3) EMPLOYMENT LAW CLAIM, (4) HOUSING FINANCE CORPORATIONS; AND (5) DATA CENTER REGULATIONS.

2. SECTION 551.087: DELIBERATION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE GOVERNMENTAL BODY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE GOVERNMENTAL BODY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE TERRITORY OF THE GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT OR DELIBERATION OF THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO SUCH A BUSINESS PROSPECT (1) NORTHEAST CORNER OF BOULEVARD 26 & HARWOOD ROAD, (2) SOUTHWEST CORNER OF DAVIS BOULEVARD AND SMITHFIELD ROAD, (3) 8021 AND 8029 MAIN STREET, (4) 5330 & 5440 DAVIS BOULEVARD, (5) 4517 RUFE SNOW DRIVE AND (6) 9009 MID CITIES.

Mayor McCarty announced at 6:10 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 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) Jessie Goodfellow v. City of North Richland Hills, et al, Cause No. 352-366545-25; (2) Bank of the West v. G.Q. Enterprises Corp., et al, Cause No. 141-376075-26, (3) Employment Law Claim, (4) Housing Finance Corporations; and (5) Data Center Regulations and Section 551. 087: Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development or deliberation of the offer of a financial or other incentive to such a business prospect (1) Northeast Corner of Boulevard 26 & Harwood Road, (2) Southwest Corner of Davis Boulevard and Smithfield Road, (3) 8021 and 8029 Main Street, (4) 5330 & 5440 Davis Boulevard, (5) 4517 Rufe Snow Drive and (6) 9009 Mid Cities. Executive Session began at 6:15 p.m. and concluded at 6:52 p.m.

Mayor McCarty announced at 6:52 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 August 10, 2026 at 7:00 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1

	Brianne Goetz	Place 2
	Danny Roberts	Place 3
	Matt Blake	Place 4
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara L. White	City Attorney

A.1 INVOCATION

Council member Delaney gave the invocation.

A.2 PLEDGE

Mayor McCarty 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 GOETZ, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE THE CONSENT AGENDA ITEMS, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE THE MINUTES OF THE JULY 27, 2026 CITY COUNCIL MEETING.

B.2 AUTHORIZE THE CITY MANAGER TO RENEW AN INTERLOCAL AGREEMENT WITH THE TARRANT COUNTY FIRE MARSHAL'S OFFICE FOR FIRE AND EXPLOSION INVESTIGATIONS.

B.3 CONSIDER RESOLUTION 2026-049, APPOINTING JERRY TYNER TO THE KEEP NORTH RICHLAND HILLS BEAUTIFUL COMMISSION, PLACE 5 TO FULFILL THE REMAINDER OF THE UNEXPIRED TERM ENDING JUNE 30, 2027.

C. PUBLIC HEARINGS

C.1 ZC26-0170, ORDINANCE NO. 3967, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITADEL DEVELOPMENT GROUP FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 6051 PRECINCT LINE ROAD, BEING 0.6741 ACRES DESCRIBED AS LOT 1R2, BLOCK 1, NORTHEAST CROSSING ADDITION.

APPROVED

Mayor McCarty opened the public hearing for ZC26-0170, Ordinance No. 3967.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for 0.6741 acres located at 6051 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-2, commercial. Mr. Husband provided site photos of the property.

Applicant Howard Castleberry, Citadel Development Group, 105 Applewood Road, Cedar Spring, Texas was available to answer questions.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their July 16, 2026 meeting, recommended approval with a vote of 7-0.

There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak in favor 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 PARKS, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE ORDINANCE NO. 3967.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC26-0169, ORDINANCE NO. 3968, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAA REAL ESTATE INVESTING LLC FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AT 8459 SHADY GROVE ROAD, BEING 1.319 ACRES DESCRIBED AS LOT 1, BLOCK 1, MERRITT ADDITION.

APPROVED

Mayor McCarty opened the public hearing for ZC26-0169 Ordinance No. 3968.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for 1.319 acres located at 8459 Shady Grove Road. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-2, single-family residential. Mr. Husband provided site photos of the property.

Applicant Santos Catalan, 3030 Canton Street, Suite 130, Dallas, Texas presented the request for construction of a detached garage with a guest suite located at the rear of the property.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their July 16, 2026 meeting, recommended approval with a vote of 7-0.

There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak in favor 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 ROBERTS, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3968.

MOTION TO APPROVE CARRIED 7-0.

C.3 ZC26-0160, ORDINANCE NO. 3969, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.

APPROVED

Mayor McCarty opened the public hearing for ZC26-0160, Ordinance No. 3969.

Director of Planning Cori Reaume informed City Council the applicant is requesting a zoning change for 7.494 acres located at 6800 block of Smithfield Road. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning for the property is AG, agricultural; R-2, single-family residential; R-3 single-family residential; and C-2, commercial. Ms. Reaume provided site photos of the property.

Applicant Scott Sandlin, 5137 Davis Boulevard and Lead Project Manager Jody Boyd, 180 State Street, Southlake, Texas, outlined the proposed development and addressed concerns - neighborhood fit, garage setbacks, trees, traffic, schools, and utilities and drainage expressed at the Planning and Zoning Commission public hearing.

Ms. Reaume presented staff's report and reviewed changes from the applicant's original proposal: 33 single-family lots; increased minimum lot size from 5,743 to 7,000; average lot size increased from 7,577 square feet to 8,109 square feet; lot widths for the westernmost lots increased from 50' to over 60' wide; location for possible drainage easement location was identified on the north side of Terrace Drive, should the City determine that to be necessary during civil plan review; building line increased from 20' to 25' on about half of lots; applicant has agreed to continue the sidewalk connection, assuming adequate right-of-way is obtained by the City, from the end of the development down to the crossing at Cortland, including installation of the curb ramp on the north side of Cortland. The Planning and Zoning Commission, at their June 18, 2026 meeting, recommended denial with a vote of 7-0. Staff recommends approval of Ordinance No. 3969.

Mayor McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. The following individuals spoke during the public hearing: James Morgan, 7601 Frankie B. Street (opposition); Tommy Falcone, 6805 Smithfield Road (support); Cynthia Wallace, 6909 Meadow Creek Road (support); David Wallace, 6909 Meadow Creek Road (support); David Crumpler, 7521 Frankie B. Street, (opposition); Steve Preskenis, 7700 Buck Street (opposition); Mark Wood, 6617 Precinct Line Road, Suite 200 (support); JR McCumber, 6709 Hewitt Street (opposition); Bill Falls, 6804 Hewitt Street (opposition); and EJ Campbell, 7717 Buck Street (opposition). Mayor McCarty asked if there was anyone in the audience wishing to speak in favor or against the item to come forward. Gary Harston, 6721 Hewitt Street (support) and Antonio Miranda (address not provided).

The following individuals did not speak during the public hearing but asked that their support be recorded: Tracy Davis, 6717 Gewitt Street (opposition); Janice Daw, 7600 Frankie B. Street (opposition); Scott and Patricia Geyer, 7825 Odell Street (opposition); Regena Morrison, 7825 Cortland Drive (support); Tracy Preskenis, 7700 Buck Street (opposition); and Tammy Wilson, 7609 Buck Street (opposition).

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

City Council and staff discussed drainage; traffic and estimated volume of vehicles at pickup; condition of Smithfield Road; increase of fence height from 6' to 8'; United States Postal Service requirement for cluster mailboxes; developer's additional neighborhood meeting after action by the Planning and Zoning Commission; location of electrical equipment; purpose of the comprehensive land use plan; land uses; and the upcoming Legislative Session.

A MOTION WAS MADE BY COUNCIL MEMBER GOETZ, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ZC26-0160, WITH THE STIPULATION THE FENCE HEIGHT BE INCREASED FROM 6' TO 8' ALONG CORTLAND.

MOTION TO APPROVE CARRIED 7-0.

C.4 CONDUCT PUBLIC HEARING AND APPROVE ORDINANCE NO. 3970, APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT

APPROVED

Mayor McCarty opened the public hearing for Ordinance No. 3970.

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

There being no forms submitted, Mayor McCarty asked if there was anyone in the audience wishing to speak in favor 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 MITCHELL TO APPROVE ORDINANCE NO. 3970.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 ORDINANCE NO. 3971, CONSIDERATION OF A REQUEST FROM GEORGE GOMIASHVILI FOR A VARIANCE TO THE DISTANCE REQUIREMENTS FOR THE SALE OF ALCOHOL FOR ON-PREMISE CONSUMPTION AT 6305 PRECINCT LINE ROAD, BEING 1.232 ACRES DESCRIBED AS LOT 1R, BLOCK 2, THOMPSON PARK ESTATES.

APPROVED

Principal Planner Clayton Husband informed City Council the applicant is requesting a variance for 1.232 acres located at 6305 Precinct Line Road. Mr. Husband provided site photos of the property.

Applicant George Gomiashvili, Citizens NRH Joint Venture, informed City Council the request is for a variance to the distance requirements for the sale of beer and wine for on-premise consumption.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE ORDINANCE NO. 3971.

MOTION TO APPROVE CARRIED 6-1; WITH COUNCIL MEMBER ROBERTS VOTING AGAINST.

E. PUBLIC WORKS

There were no items for this category.

F. CITIZENS PRESENTATION

Barbara Brewer, 12390 Dogwood Springs Drive, Fort Worth, Texas, commented on the traffic at College Circle and Terry Drive.

G. GENERAL ITEMS

G.1 CONSIDER AND APPROVE RESOLUTION NO. 2026-048, CALLING A BOND ELECTION TO BE HELD NOVEMBER 3, 2026, FOR RECONSTRUCTION OF FIRE STATIONS 2 AND 3, STREET REHABILITATION AND RECONSTRUCTION, RECONSTRUCTION AND EXPANSION OF THE NRH CITY SERVICES COMPLEX, AND IMPROVEMENTS TO THE LIBRARY IN AN AMOUNT NOT TO EXCEED $145,970,000.00.

APPROVED

Assistant City Manager Trudy Lewis provided an overview of the resolution calling the November 3, 2026 Special Election. The ballot includes four separate propositions totaling $145,970,000 as recommended by the Capital Program Advisory Committee. Each proposition will appear individually on the ballot and will carry the required statement “THIS IS A TAX INCREASE.”

Proposition A will read: “The issuance of $26,300,000 general obligation bonds for Fire

Station No. 2 and Fire Station No. 3, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition B will read: "The issuance of $84,260,000 general obligation bonds for streets, roads, sidewalks, and other public ways, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition C will read: "The issuance of $24,700,000 general obligation bonds for the City's services complex for public works, parks, and fleet maintenance, including the demolition or removal of any existing buildings and facilities necessary therefor or related thereto, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition D will read: "The issuance of $10,710,000 general obligation bonds for the City Library and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER PARKS TO APPROVE RESOLUTION NO. 2026-048.

MOTION TO APPROVE CARRIED 7-0.

G.2 ACTION SETTING THE PROPOSED TAX RATE, SETTING AUGUST 24, 2026 AND SEPTEMBER 14, 2026 AS DATES FOR PUBLIC HEARINGS, AND PLACING ADOPTION OF THE TAX RATE AS AN ACTION ITEM ON THE SEPTEMBER 14, 2026 CITY COUNCIL MEETING AGENDA.

APPROVED

City Council received presentation from Director of Budget and Research Chase Fosse.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER GOETZ TO SET THE PROPOSED TAX RATE OF 55.5144 CENTS PER $100 OF VALUATION, SET AUGUST 24TH AND SEPTEMBER 14TH, 2026, AS THE DATES OF THE PUBLIC HEARINGS, AND PLACE ADOPTION OF THE TAX RATE ON THE SEPTEMBER 14TH, 2026, CITY COUNCIL MEETING AGENDA.

MOTION TO APPROVE CARRIED 7-0.

G.3 ACTION SETTING AUGUST 24, 2026 AND SEPTEMBER 14, 2026 AS DATES FOR PUBLIC HEARINGS ON THE FY 2027 PROPOSED BUDGET, AND PLACING ADOPTION OF THE FY 2027 BUDGET AS AN ACTION ITEM ON THE SEPTEMBER 14, 2026 CITY COUNCIL MEETING AGENDA.

APPROVED

City Council received presentation from Director of Budget and Research Chase Fosse.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER BLAKE TO SET AUGUST 24, 2026 AND SEPTEMBER 14, 2026 AS DATES FOR PUBLIC HEARINGS ON THE FY 2027 PROPOSED BUDGET, AND PLACING ADOPTION OF THE FY 2027 BUDGET AS AN ACTION ITEM ON THE SEPTEMBER 14, 2026 CITY COUNCIL MEETING AGENDA.

MOTION TO APPROVE CARRIED 7-0.

H. EXECUTIVE SESSION ITEMS

APPROVED

Mayor McCarty announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.087: Deliberation regarding economic development negotiations for 9009 Mid Cities Boulevard.

A MOTION WAS MADE BY COUNCIL MEMBER DELANEY, SECONDED BY MAYOR PRO TEM DEUPREE TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS WITH BERRY CREEK CROSSING, LLC, A LOUISIANA LLC, RELATED TO THE PROPERTY AT 9009 MID CITIES BOULEVARD AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 7-0.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Goetz reviewed upcoming events and recognized Courtney Kincaid, Marcy Tannahill and Kori Talfa at the library for receiving kudos from members of the public.

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 9:43 p.m.

____

Jack McCarty, Mayor

ATTEST:

____

Alicia Richardson
City Secretary/Chief Governance Officer