

**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  
OCTOBER 28, 2024**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 28th day of October at 5:30 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	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
Absent:	Jack McCarty	Mayor
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 Pro Tem Deupree 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 EMPLOYEE ENGAGEMENT SURVEY RESULTS**

City Manager Paulette Hartman provided an overview of the 2024 employee survey results. The survey was conducted by National Service Research. In 2022, 404 employees completed the survey compared to 355 in 2024. The overall average score increased by 3% from 87% in 2022 to 90% in 2024. The category, quality and customer focus, received the highest score in 2022 and 2024. The results indicate an improvement in all other focus areas compared to 2022, with the most improvement in authority and

empowerment, confidence in leaders, and training and development. The remaining focus areas included: clear and promising direction, collaboration, employee enablement, employee engagement, performance management, resources, respect and recognition, work environment and work structure and process.

### **3. DISCUSS UNMANNED AIRCRAFT SYSTEM (UAS) STAGING AREA STANDARDS**

Managing Director of Development Services Clayton Comstock provided City Council with an update on the drone pilot program. The City Council, at its February 26, 2024 meeting, approved a special use permit for a heliport/landing field and a temporary one-year pilot program for the use of drones at two Walmart locations in North Richland Hills. Staff has fielded phone calls concerning altitude, noise, privacy, and safety of the drones. Mr. Comstock shared that the number of phone calls have decreased and no comments or concerns were received regarding the ground operations at Walmart. Mr. Comstock reviewed possible regulations for City Council's consideration to allow drones as a permitted accessory use for commercial businesses.

City Council and staff discussed comments received from the community; improving the aesthetics of the heliport ground operations; additional options to store drones and equipment and locate launch pads away from public view; decibel level at varied heights; sound dampening material; and allowing use by right if drone operation is set in the back or side of the business.

Mr. Comstock informed City Council with the special use permits expiring in February 2025, the city can renew the special use permits or approve an ordinance incorporating a permanent set of standards for drones.

### **FUTURE AGENDA ITEM(S)**

Council member Mitchell proposed an item be placed on a future work session agenda to discuss the roles and responsibilities of the Naming Board.

City Attorney Bradley Anderle asked Council member Mitchell if there is a certain rule that he wants to discuss. Council member Mitchell stated that he wants City Council to review the ordinance.

There being no opposition, City Manager Paulette Hartman informed City Council she will place an item on a future work session agenda to discuss the Naming Board ordinance.

Associate Mayor Pro Tem Vaughn proposed an item be placed on a future work session agenda to discuss possible changes to the city's carport regulations. He also requested that the discussion include accessory dwelling units.

Ms. Hartman informed City Council that accessory dwelling units are included in the zoning ordinance. Staff believes that accessory dwelling units will be addressed during the 2025 legislative session. Staff plans to discuss the city's legislative program and concerns at the November and December work sessions. She further stated that it would be best to have a separate discussion for carports and accessory dwelling units.

There being no opposition, Ms. Hartman informed City Council she will place an item on a future work session agenda to discuss carport regulations.

## **EXECUTIVE SESSION**

- 1. SECTION 551.071: CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ADVICE - PURCHASE AND SALE AGREEMENT FOR 6701 DAVIS BOULEVARD.**
- 2. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 6701 DAVIS BOULEVARD.**

Mayor Pro Tem Deupree announced that staff confirmed there is no need to conduct Executive Session

Mayor Pro Tem Deupree announced at 6:19 p.m. that City Council would convene to the regular City Council meeting.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Mayor Pro Tem Deupree called the meeting to order October 28, 2024 at 7:00 p.m.

Present:	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
Absent:	Jack McCarty	Mayor
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	City Attorney

## **A.1 INVOCATION**

Associate Mayor Pro Tem Rodriguez gave the invocation.

## **A.2 PLEDGE**

Associate Mayor Pro Tem Rodriguez 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**

## **A.5 PUBLIC COMMENTS**

Mayor Pro Tem Deupree announced that the public meeting appearance forms submitted to speak during public comments for item D.2, will be heard following staff's presentation of item D.2.

## **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 COUNCIL MEMBER BLAKE TO APPROVE THE CONSENT AGENDA ITEMS.**

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

**B.1 APPROVE THE MINUTES OF THE OCTOBER 14, 2024 CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 4 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH GALLS PARENT HOLDINGS, LLC USING BUYBOARD CONTRACT NO. 670-22 FOR THE PURCHASE OF UNIFORMS AND ACCESSORIES INCREASING THE TOTAL AGGREGATE AMOUNT TO \$315,000.**

- B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH GT DISTRIBUTORS, INC., USING BUYBOARD CONTRACT NUMBER 698-23 FOR THE PURCHASE OF PUBLIC SAFETY AND FIREHOUSE SUPPLIES AND EQUIPMENT INCREASING THE TOTAL AGGREGATE AMOUNT TO \$565,730 THROUGH MARCH 31,2026.**
- B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE AN ANNUAL CONTRACT WITH COMPLETE SUPPLY, INC. WITH AN OPTION FOR TWO (2) RENEWAL PERIODS FOR TWELVE (12) MONTHS FOR CUSTODIAL SUPPLIES AND EQUIPMENT THROUGH BUYBOARD CONTRACT NUMBER 747-24, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$125,000 PER YEAR AND A CUMULATIVE TOTAL OF \$375,000.**
- B.5 AUTHORIZE THE PURCHASE OF A CAMERA VAN FOR THE PUBLIC WORKS UTILITY DIVISION FROM RAUSCH ELECTRONICS USA, LLC, IN THE AMOUNT OF \$323,926.35 UTILIZING SOURCEWELL CONTRACT RFP #120721.**

**C. PUBLIC HEARINGS**

There were no items for this category.

**D. PLANNING AND DEVELOPMENT**

- D.1 PLAT24-0073 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A PRELIMINARY PLAT OF ORCHARD WALK ESTATES, BEING 4.298 ACRES LOCATED AT THE SOUTHWEST CORNER OF DAVIS BOULEVARD AND TURNER DRIVE.**

**APPROVED**

Managing Director of Development Services Clayton Comstock informed City Council that the applicant is requesting a preliminary plat of Orchard Walk Estates for 4.298 acres located at the southwest corner of Davis Boulevard and Turner Drive. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is RI-PD, residential infill planned development. Mr. Comstock provided site photos of the property.

Applicant representative Osama Nashed, ANA Consultants, located at 5000 Thompson Terrace, Colleyville, Texas, presented the request and was available to answer questions.

Mr. Comstock presented staff's report. He commented that City Council approved the zoning change for this parcel at its June 24, 2024 meeting and the preliminary plat is consistent with the zoning. The Planning and Zoning Commission, at their October 3,

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2024 meeting, recommended approval with a vote of 7-0, with the conditions outlined in the Development Review Committee comments.

**A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE PLAT24-0073 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**D.2 PLAT24-0074 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A PRELIMINARY PLAT OF GOLDEN GROVE, BEING 12.424 ACRES LOCATED AT 8250 MAIN STREET.**

**APPROVED**

Managing Director of Development Services Clayton Comstock informed City Council the applicant is requesting a preliminary plat of Golden Grove for 12.424 acres located at 8250 Main Street. The area is designated on the Comprehensive Land Use Plan as urban village and the current zoning is TOD, transit oriented development. Mr. Comstock provided site photos of the property.

Applicant representative Osama Nashed, ANA Consultants, 5000 Thompson Terrace, Colleyville, Texas presented the request and was available to answer questions.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their October 3, 2024 meeting, recommended approval with a vote of 6-1, with the conditions outlined in the Development Review Committee comments.

Mayor Pro Tem Deupree asked City Secretary Alicia Richardson to call on those who completed a public meeting appearance form to speak on item D.2 during public comments.

Mr. Charles Scoma, 8300 Cardinal Lane, commented on his concern with the lack of public hearings for plat approvals and asked City Council to consider public hearings on all preliminary plats.

Ms. Pamela Fisher, 6408 Westgate Drive, commented on her concerns regarding no public hearings or citizen input, necessity for a full review of city staff decisions that affect the community, and the need for a traffic and environmental study.

Ms. Sandy Truett, 8305 Cardinal Lane, discussed her concerns with the proposed development and asked City Council for a traffic impact analysis.

Ms. Nancy Cardone, 6400 Westgate Drive, commented on her concerns with flooding from the proposed adjacent development and the proposed culvert to be located in the wetland. If the item is approved, she asked City Council to include an environmental, traffic, flood and safety studies.

Mr. Alexander Atkins, 14320 Capridge Road, Aledo, Texas, (representing 4601 Westgate Drive) stated his main concern is with the floodplain and floodway because it goes through his property.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE PLAT24-0074 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.**

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

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

**F.1 APPROVE THE PURCHASE OF A SPARTAN PUMPER FIRE ENGINE FROM METRO FIRE APPARATUS, INC. IN AN AMOUNT OF \$1,168,259 UTILIZING SOURCEWELL CONTRACT #113021-RVG-4.**

**APPROVED**

City Council received a presentation from Public Works Operations Manager Kenneth Garvin.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE THE PURCHASE OF A SPARTAN PUMPER FIRE ENGINE FROM METRO FIRE APPARATUS, INC. IN AN AMOUNT OF \$1,168,259 UTILIZING SOURCEWELL CONTRACT #113021-RVG-4.**

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

**F.2 CONSIDER RESOLUTION NO. 2024-047, APPOINTING FOUR REPRESENTATIVES TO THE NORTH RICHLAND HILLS TAX INCREMENT REINVESTMENT ZONE NUMBER 3 BOARD OF DIRECTORS, EACH TO COMPLETE THE CURRENT UNEXPIRED TERM BEGINNING OCTOBER 28, 2024 AND ENDING DECEMBER 31, 2025, AND APPOINTING A CHAIRPERSON.**

**APPROVED**

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

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM VAUGHN, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE RESOLUTION NO. 2024-047.**

**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**

Mayor Pro Tem Deupree announced that City Council did not convene into Executive Session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Compton made the following announcements.

Early voting continues through this Friday, November 1. Nearby polling locations include City Point United Methodist Church, the former Bursey Road Senior Center, and the Northeast Tarrant County Courthouse. You can find more information on the Tarrant County Elections website.

Protect yourself from identity theft by having your financial statements and other personal documents shredded. The City of NRH is holding a shredding event on Saturday, November 2 in the parking lot of the BISD Plaza on Boulevard 26. The event begins at 9:00 a.m. and is open to NRH residents only. Visit the city's website or contact the Neighborhood Services Office for more information.

Please join us on Monday, November 11 for a Veterans Day Celebration honoring all who have served in our armed forces. The event will begin at 11:00 a.m. in the City Hall Lobby. Visit our website or contact the Parks Department for more information.

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Kudos Korner - Dezlyn Lamb, Ricky Bryant, Tanner Gray, Will Taylor, Schuler Morreno and Vanessa Morreno in Public Works - A resident sent an email conveying appreciation for the Public Works team who responded to their concern about a sanitary sewer manhole. Less than an hour after submitting the concern, a worker came out to assess the issue and later that week a crew was out to raise the level of the manhole. The resident was amazed by the courteous communication and rapid response. Great work!

## **I. ADJOURNMENT**

Mayor Pro Tem Deupree adjourned the meeting at 8:46 p.m.

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Kelvin Deupree, Mayor Pro Tem

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer