

**MINUTES OF THE CITY COUNCIL OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
APRIL 14, 2025**

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order April 14, 2025 at 7:00 p.m.

Present:	Jack McCarty	Mayor
	Tito Rodriguez	Place 1
	Ricky Rodriguez	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Place 3
	Matt Blake	Place 4
	Blake Vaughn	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Traci Henderson	Assistant City Secretary
	Bradley A. Anderle	City Attorney
Absent:	Alicia Richardson	City Secretary/Chief Governance Officer

A.1 INVOCATION

Council member Blake gave the invocation.

A.2 PLEDGE

Council member Blake 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

Council member Vaughn removed item B.1, minutes of the March 24, 2025 City Council meeting from the consent agenda.

Mayor McCarty stated the City Council will consider the minutes later in the meeting, before Executive Session.

Council member Vaughn called for a Point of Information, Mayor McCarty recognized Council member Vaughn and asked him to state his question or point of information. Council member Vaughn inquired why the removed item from the consent agenda would be considered later in the meeting and he also stated that he would like to place an item on a future agenda.

As chair of the meeting, Mayor McCarty said it is within his purview to move items.

A MOTION WAS MADE BY COUNCIL MEMBER VAUGHN, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO SUSPEND THE RULES TO PLACE AN ITEM ON A FUTURE REGULAR AGENDA.

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

Council member Vaughn requested that an item be placed on the next City Council meeting agenda to consider the release of documentation related to privileged communications with the city attorney regarding Resolution No. 2025-021, approved at the special meeting on April 9, 2025, to include communication with the city manager, city attorney, other staff or officials. City Council unanimously approved to place the item requested by Council member Vaughn on the April 28, 2025, regular City Council meeting agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER MITCHELL, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE AGENDA ITEMS B.2 THROUGH B.9.

MOTION TO APPROVE CARRIED 7-0.

- B.2 CONSIDER RESOLUTION NO. 2025-022, AUTHORIZING THE CITY MANAGER TO EXECUTE REGIONAL ASSET TRANSFER ADDENDUM B_14 WITH THE CITY OF FORT WORTH TO TRANSFER A SUBSCRIPTION RENEWAL FOR 10 ACOEM ACOUSTIC GUNSHOT DETECTION DEVICES PURCHASED BY THE CITY OF NORTH RICHLAND HILLS USING TAG GRANT #2848910 FUNDS.**
- B.3 CONSIDER AWARD RFB 24-024 TO PAVECON PUBLIC WORKS, LP. FOR THE RESIDENTIAL ASPHALT OVERLAY PROGRAM IN THE AMOUNT OF \$1,452,510.**
- B.4 CONSIDER RESOLUTION NO. 2025-023, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE HOMELAND SECURITY GRANT PROGRAM FY25 URBAN AREAS SECURITY INITIATIVE (UASI) IN THE AMOUNT OF \$44,248.98, FOR HAZARDOUS MATERIAL GAS DETECTION EQUIPMENT AND AUTHORIZE THE EXECUTION OF THE ASSOCIATED TERMS AND CONDITIONS.**
- B.5 CONSIDER RESOLUTION NO. 2025-024, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE 2025 Q3 FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT PROGRAM IN THE AMOUNT OF \$22,952.88 AND AUTHORIZE THE EXECUTION OF THE ASSOCIATED TERMS AND CONDITIONS.**
- B.6 AUTHORIZE PURCHASE FROM LDV CUSTOM SPECIALTY VEHICLES FOR A MOBILE COMMAND POST VEHICLE UTILIZING THE FY23 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM AWARD IN THE AMOUNT OF \$699,985, USING HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE AGREEMENT NO. AM10-23.**
- B.7 AUTHORIZE INCREASED EXPENDITURES FOR NEW TIRE PURCHASES AND ROADSIDE TIRE REPAIR AND/OR ASSISTANCE FROM SOUTHERN TIRE MART LLC, IN AN AMOUNT NOT TO EXCEED \$100,000, UTILIZING BUYBOARD CONTRACT #729-24.**
- B.8 AUTHORIZE THE PURCHASE OF THREE 2025 F-150 4X4 CREW CAB TRUCKS, IN THE COMBINED TOTAL AMOUNT OF \$148,845, FROM CHASTANG ENTERPRISES HOUSTON LLC DBA CHASTANG FORD, UTILIZING BUYBOARD CONTRACT #724-23.**

B.9 AWARD THE BID FOR RFB 25-016 TO COLE CONSTRUCTION FOR THE SUPPLY AND INSTALLATION OF DRAINAGE PIPE AT GREEN VALLEY PARK IN THE AMOUNT OF \$100,041.09.

C. PUBLIC HEARINGS

C.1 ZC25-0130, ORDINANCE NO. 3901, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SUSAN HOLDEN FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8033 VALLEY DRIVE, BEING 1.89 ACRES DESCRIBED AS LOT 1, BLOCK 1, HOLDEN VALLEY RANCH ADDITION.

APPROVED

Mayor McCarty opened the public hearing.

Principal Planner Clayton Husband informed City Council the applicant is requesting a special use permit for 1.89 acres, located at 8033 Valley Drive. Mr. Husband provided a brief overview of the property stating the area is designated on the Comprehensive Land Use Plan as Residential Estate, and the current zoning is RE-1, residential estate. Mr. Husband provided site photos of the property.

Applicant Susan and Kevin Holden, 8033 Valley Drive, presented the request and was available to answer questions. Mr. Holden stated they plan to remove the existing structures and construct a new 2,480 square feet barn/workshop on the property. They also provided the current layout of the property showing locations of existing structures and planned area for the new structure including measurements and specifications.

Mr. Husband presented staff's report informing City Council the applicant is requesting a special use permit which include modified standards for the proposed building. The proposed permanent accessory building exceeds the maximum allowed size and other standards such as wall height and concrete driveway requirements by the zoning ordinance. The structure will be used for storage, stable for horses, and workshop area. The Planning and Zoning Commission, at their April 3, 2025 meeting, recommended approval with a vote of 7-0.

Mayor McCarty asked if there was anyone wishing to speak during the public hearing.

The following people spoke in favor: Mr. James Orton, 8041 Valley Drive and Mr. Doug Mann, 8025 Valley Drive, Marc Trevino, 8017 Valley Drive and the following spoke in opposition: Shawna Stiles, 3908 Lochridge Court.

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

City Council and staff discussed the Special Use Permits (SUP) process; usage; size of structures; modification of existing structures; and previous SUP discussion at the March 24, 2025 work session.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE ORDINANCE NO. 3901.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC25-0127, ORDINANCE NO. 3902, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TBG PARTNERS FOR A ZONING CHANGE FROM O-1 (OFFICE) TO RESIDENTIAL PLANNED DEVELOPMENT (R-PD) AT 8851 BUD JENSEN DRIVE, BEING 13.82 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I. ADDITION.

APPROVED

Mayor McCarty opened the public hearing.

Principal Planner Clayton Husband informed City Council the applicant is requesting a zoning change for 13.82 acres, located at 8851 Bud Jensen Drive. The area is designated on the Comprehensive Land Use Plan as Office Commercial, and the current zoning is O-1, office. Mr. Husband provided site photos of the property.

Applicant Bill Gietema, with Arcadia Group, 910 South Pearl Expressway, Suite 33, Dallas, Texas. Mr. Gietema provided background of the HomeTown development. He discussed the proposed site and the concept of the project, stating they are requesting a zoning change to develop single family homes and townhouses. Mr. Gietema addressed notifications to residents, noise concerns, accessibility, and parking.

Council member Rodriguez left the Council Chamber at 8:23 p.m.

Council member Rodriguez returned to the Council Chamber at 8:24 p.m.

Mr. Husband presented staff's report, stating the applicant is requesting a zoning change from O-1 (office) to residential planned development (R-PD) following the town center base district. The proposed development includes 199-210 dwelling units (single-family detached and townhouse); green street areas; and accessibility from Grand Avenue and Bud Jensen Drive which would include on-street parking. Mr. Husband provided an overview of the building design and standards. The Planning and Zoning Commission, at their April 3, 2025 meeting, recommended approval with a vote of 5-2.

April 14, 2025

City Council Meeting Minutes

Page 5 of 11

Mayor McCarty asked if there was anyone wishing to speak during the public hearing.

Jan Lane, 7909 Mimosa Drive, spoke in opposition.

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

City Council and staff discussed single family rentals restrictions; zoning; size of the homes; driveways; HOA concerns and purpose; art; management of short term rentals; trash; lawns; home painting; general maintenance; street trees; urban micro climate; renters; common area maintenance; covenants, conditions and restrictions (CC&R); excessive HOA restrictions; street light types for east and west sides; porch light and alley lights safety requirements; antenna locations; monopoles; fall zones; tax roll; story size of homes; town home garages; insurance; potential legislation changes; and traffic.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE ORDINANCE NO. 3902.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

E.1 CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY TO REHABILITATE BURSEY ROAD FROM BURSEY ROAD SOUTH TO HUNTER LANE.

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY TO REHABILITATE BURSEY ROAD FROM BURSEY ROAD SOUTH TO HUNTER LANE.

MOTION TO APPROVE CARRIED 7-0.

F. GENERAL ITEMS

F.1 CONSIDER AMENDING OPEN REWARDS SHOP LOCAL PROGRAM

APPROVED

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

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO END THE PROGRAM ON APRIL 30TH.

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

F.2 APPROVE THE AWARD OF RFP #25-012 TO MATRIX CONSULTING GROUP, LTD. FOR A PERMITTING PROCESS OPERATIONAL EFFICIENCY AUDIT IN THE AMOUNT NOT TO EXCEED \$59,970 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED PROFESSIONAL SERVICES AGREEMENT.

APPROVED

City Council received a presentation from City Manager Paulette Hartman for items F.2 and F.3.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO AWARD OF RFP #25-012 TO MATRIX CONSULTING GROUP, LTD. FOR A PERMITTING PROCESS OPERATIONAL EFFICIENCY AUDIT IN THE AMOUNT NOT TO EXCEED \$59,970 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED PROFESSIONAL SERVICES AGREEMENT.

MOTION TO APPROVE CARRIED 7-0.

F.3 APPROVE THE AWARD OF RFP # 25-013 TO MATRIX CONSULTING GROUP, LTD FOR A FLEET SERVICES OPERATIONAL EFFICIENCY AUDIT IN THE AMOUNT NOT TO EXCEED \$61,530 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED PROFESSIONAL SERVICES AGREEMENT.

APPROVED

This item was presented in conjunction with item F.2.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE THE AWARD OF RFP # 25-013 TO MATRIX CONSULTING GROUP, LTD FOR A FLEET SERVICES OPERATIONAL EFFICIENCY AUDIT IN THE AMOUNT NOT TO EXCEED \$61,530 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED PROFESSIONAL SERVICES AGREEMENT.

MOTION TO APPROVE CARRIED 7-0.

F.4 CONSIDER RESOLUTION NO. 2025-025, APPROVING THE APPLICATION FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FOR THE FY 2026 PROGRAM GRANT YEAR.

APPROVED

City Council received a presentation from Assistant Police Chief Ed Wright.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ TO APPROVE RESOLUTION NO. 2025-025.

MOTION TO APPROVE CARRIED 7-0.

F.5 CONSIDER ESTABLISHING A POLICY THAT OUTLINES PROCEDURES FOR PLACING SIGNS AT CITY FACILITIES USED AS POLLING LOCATIONS DURING EARLY VOTING AND ON ELECTION DAY.

APPROVED

City Council received a presentation from City Attorney Bradley Anderle.

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY MAYOR PRO TEM DEUPREE TO APPROVE ESTABLISHING A POLICY THAT OUTLINES PROCEDURES FOR PLACING SIGNS AT CITY HALL DURING EARLY VOTING AND ON ELECTION DAY.

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

G. CITIZENS PRESENTATION

Charlie Ruiz, 4109 Vance Road, asked City Council for the emails related to the April 9, 2025 Special meeting to be released and commented on the unanimous approval of the January 27 and February 10, 2025 meeting minutes.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Rodriguez made the following announcements.

Get your Easter baskets ready! NRH Parks & Recreation will be holding pop-up Easter Egg hunts at six park locations this Wednesday, Thursday and Friday. The locations will be announced each morning on the Parks & Recreation webpage and social media accounts. Please contact the Parks Department with any questions.

Learn the basics of caring for backyard chickens and getting started on a budget. Attend a free Backyard Chicken Care Class at 5:30 p.m. this Wednesday at the NRH Library. Registration is not required.

The Sounds of Spring Concert Series kicks off on Friday, April 25 at 7:00 p.m. on the plaza in front of City Hall. Admission is free. Seating is on the lawn, so don't forget to bring a blanket or lawn chair. A variety of food trucks will be on-site for each concert. Please visit the city's website for more details.

Kudos Korner - Dylan Davis in the Police Department - A citizen emailed her appreciation to the Police Department and Officer Davis for saving the day. She had accidentally locked her keys in her car in the City Hall parking lot after attending a meeting. Officer Davis came to the rescue and was able to open her vehicle. "I truly appreciate his service and willingness to help," she said. Officer Davis' actions demonstrate the spirit of service that makes our Police Department exceptional. Keep up the great work!

B.1 DISCUSS AND APPROVE THE MINUTES OF THE MARCH 24, 2025 CITY COUNCIL MEETING.

TABLED

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM RODRIGUEZ, SECONDED BY COUNCIL MEMBER VAUGHN TO TABLE THE MINUTES OF THE MARCH 24, 2025 CITY COUNCIL MEETING TO THE APRIL 28, 2025 CITY COUNCIL MEETING.

MOTION TO TABLE CARRIED 7-0.

I. EXECUTIVE SESSION

- 1. SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR THREATENED LITIGATION OR A SETTLEMENT OFFER - HALE V. WALTERBACH, CIVIL ACTION NO. 4:24-CV-455 IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS, FORT WORTH DIVISION.**

Mayor McCarty announced at 10:10 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 the City Attorney to seek advice about pending or threatened litigation or a settlement offer - Hale v. Walterbach, Civil Action No. 4:24-cv-455 in the United States District Court for the Northern District of Texas, Fort Worth Division. Executive Session began at 10:15 p.m. and concluded at 10:24 p.m.

Mayor McCarty reconvened the meeting at 10:25 p.m. with the same members present with the exception of Council member Vaughn who was not present in Executive Session.

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

APPROVED

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE MEDIATED SETTLEMENT AGREEMENT AS PRESENTED IN EXECUTIVE SESSION IN THE CASE OF HALE V. WALTERBACH, CIVIL ACTION NUMBER 4:24-CV-455, IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS, FORT WORTH DIVISION, AND AUTHORIZE THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE TERMS OF SAID AGREEMENT.

MOTION TO APPROVE CARRIED 6-0.

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 10:30 p.m.

Jack McCarty, Mayor

ATTEST:

Traci Henderson
Assistant City Secretary