

**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  
MARCH 28, 2022**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 28th day of March at 6:30 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
	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
Absent:	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 6:30 p.m.

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

City Council had no questions for staff.

**EXECUTIVE SESSION**

**1. SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION - IN RE NORTH RICHLAND HILLS ALAMO, LLC, CASE NO. 22-40384-ELM11, FILED IN THE US BANKRUPTCY COURT, NORTHERN DISTRICT OF TEXAS.**

Mayor Trevino announced at 6:31 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.071:

Consultation with the City Attorney to seek advice about pending or contemplated litigation - In re North Richland Hills Alamo, LLC, Case No. 22-40384-elm11, filed in the US Bankruptcy Court, Northern District of Texas. Executive Session began at 6:35 p.m. and recessed at 6:51 p.m.

Mayor Trevino announced at 6:51 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 March 28, 2022 at 7:02 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	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

Absent:	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
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Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

### **A.1 INVOCATION**

Deputy Mayor Pro Tem Compton gave the invocation.

### **A.2 PLEDGE - DEPUTY MAYOR PRO TEM COMPTON**

Deputy Mayor Pro Tem Compton led the Pledge of Allegiance to the United States and Texas flags.

### **A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)**

#### **A.3.1 RECOGNITION OF YEARS OF SERVICE FOR ARCIS GOLF**

Deputy City Manager Paulette Hartman thanked ARCIS, formerly known as EAGLE, for thirty-three (33) years of service managing the North Richland Hills Iron Horse Golf Course. She recognized Chief Marketing Officer Chris Crocker, Regional Vice

President Operations Jeff Raffelson, General Manager Jerred Gibson, General Manager Sean Swanberg and General Manager Kiley Weaver.

Director of Parks and Recreation Adrien Pekurney and Parks and Recreation Manager Antonio Evangelista presented ARCIS with a framed Iron Horse flag as a memento of appreciation from the City.

#### **A.4 CITIZENS PRESENTATION**

There were no requests to speak from the public.

#### **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 MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER DEUPREE TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 6-0.**

**B.1 APPROVE MINUTES OF THE MARCH 7, 2022 REGULAR CITY COUNCIL MEETING.**

**B.2 PLAT22-0008 CONSIDERATION OF A REQUEST FROM JASON HAYNIE FOR A REPLAT OF LOTS 8R AND 9, BLOCK B, GREEN VALLEY COUNTRY ESTATES, BEING 3.984 ACRES LOCATED AT 7409 BURSEY ROAD AND 8008 VALLEY DRIVE.**

**B.3 PLAT22-0010 CONSIDERATION OF A REQUEST FROM KARMA ASSOCIATE LLC FOR AN AMENDED PLAT OF LOT 2R, BLOCK 2, FRESH MEADOWS ESTATES, BEING 0.25 ACRES LOCATED AT 8505 FRESH MEADOWS ROAD.**

**B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE MULTIPLE ONE-YEAR AGREEMENTS WITH FOUR (4), ONE-YEAR OPTIONAL RENEWALS, WITH JOHNSON CONTROLS SECURITY SOLUTIONS, LLC AS SOLE SOURCE PROVIDER FOR ALARM SYSTEMS AND SERVICES TO NRH2O FAMILY WATER PARK IN AN ANNUAL AMOUNT NOT TO EXCEED \$20,000, COLLECTIVELY NOT TO EXCEED \$100,000 OVER A FIVE-YEAR PERIOD.**

**B.5 AUTHORIZE THE PURCHASE OF A PORTABLE VIDEO DETECTION AND ALERTING SYSTEM FROM BUYERS BARRICADES USING COOPERATIVE PURCHASE CONTRACT NO. 608-20, IN THE AMOUNT OF \$68,790.00.**

**C. PUBLIC HEARINGS**

**C.1 CONDUCT A PUBLIC HEARING AND CONSIDER RESOLUTION NO. 2022-018, ADOPTING THE 48TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Assistant Director of Neighborhood Services Kristin James to introduce the item.

Ms. James shared that the City of North Richland Hills would be awarded approximately \$370,000 for the 48th Community Development Block Grant (CDBG) program. The proposed use for the funding is to reconstruct the entire length of Sau Paulo Court. The current estimate for the reconstruction is \$369,416.

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 for or against the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2022-018, ADOPTING THE 48TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 PLAT22-0011 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS FOR A PRELIMINARY PLAT OF LOTS 1X, 2-13, 14X & 15X, BLOCK 3, ST JOSEPH ESTATES, BEING 3.35 ACRES LOCATED AT 7704 DAVIS BOULEVARD.**

**APPROVED**

Mr. Comstock informed City Council the applicant is requesting approval of a preliminary plat for 3.35 acres located at 7704 Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is residential infill planned development. Mr. Comstock provided site photos of the property.

Applicant representative Osama Nashed located at 5000 Thompson Terrace, Colleyville presented the request.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their March 3, 2022 meeting, recommended approval with a vote of 5-0, with the conditions outlined in the Development Review Committee comments. Mr. Comstock stated that the applicant revised the plat to address all conditions.

**A MOTION WAS MADE BY COUNCIL MEMBER DEUPREE, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE PLAT22-0011.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 PLAT22-0009 CONSIDERATION OF A REQUEST FROM TORINO LLC FOR A PRELIMINARY PLAT TIVOLI GARDEN ESTATES, BEING 3.06 ACRES LOCATED AT 7509 CHAPMAN ROAD.**

**APPROVED**

Mr. Comstock informed City Council the applicant is requesting approval of a preliminary plat for 3.06 acres located at 7509 Chapman Road. The area is designated on the Comprehensive Land Use Plan as residential estate and the current zoning is residential infill planned development. Mr. Comstock provided site photos of the property.

Applicant representative Bob Flynn, 1313 Regency Court, Southlake presented request and was available to answer questions.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their March 3, 2022 meeting, recommended approval with a vote of 5-0, with the conditions outlined in the Development Review Committee comments. Mr. Comstock stated that the applicant has revised the plat to address all conditions.

In response to Mayor Trevino's question, Mr. Flynn commented that the existing house on the property is in the process of being sold. He anticipates the residential structure being removed from the property.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY MAYOR PRO TEM ORR TO APPROVE PLAT22-0009.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. PUBLIC WORKS**

**E.1 AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH PACHECO KOCH CONSULTING ENGINEERS, LLC, IN AN AMOUNT NOT TO EXCEED \$302,241.00 FOR THE IRON HORSE WEST PROJECT (ST2117).**

**APPROVED**

Mr. Nathan Frohman informed City Council the item for consideration is a professional services agreement for engineering design services for the Iron Horse West project (Rufe Snow Drive to Browning Drive). The project includes engineering and construction of approximately 2,000 linear feet. The improvements include the reconstruction of the roadway with reinforced concrete and addition of pedestrian facilities.

**A MOTION WAS MADE BY DEPUTY MAYOR PRO TEM COMPTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH PACHECO KOCH CONSULTING ENGINEERS, LLC., IN AN AMOUNT NOT TO EXCEED \$302,241.00 FOR THE IRON HORSE WEST PROJECT.**

**MOTION TO APPROVE CARRIED 6-0.**

**F. GENERAL ITEMS**

**F.1 APPROVE RESOLUTION NO. 2022-019, CONTINUING PARTICIPATION IN TARRANT COUNTY'S HOME INVESTMENT PARTNERSHIP PROGRAM.**

**APPROVED**

Assistant Director of Neighborhood Service Kristin James advised the HOME program was created by the National Affordable Housing Act of 1990 to provide decent affordable housing to lower-income households. The HOME program for North Richland Hills is administered by Tarrant County. In order to participate in the program, a municipality

must commit to 30% in matching funds. The maximum amount of HOME funding a municipality may request is \$200,000. Staff recommends City Council approve Resolution No. 2022-019, committing to \$36,000 in matching funds. If approved, the City will request \$120,000 in HOME funds for 2022 that will fund approximately four (4) homes.

**A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2022-019, CONTINUING PARTICIPATION IN TARRANT COUNTY'S HOME INVESTMENT PARTNERSHIP PROGRAM.**

**MOTION TO APPROVE CARRIED 6-0.**

**F.2 APPROVE RESOLUTION NO. 2022-013, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH RICHLAND HILLS AND TARRANT COUNTY FOR REMOTE VIDEO MAGISTRATION SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.**

**APPROVED**

Assistant Police Chief Mike Young advised Council the request is to provide remote video magistration services to ensure timely access to a hearing at the City's shared detention service facility. The City provides detention services for the cities of Watauga, Richland Hills, and Haltom City. If approved, the agreement will reduce the number of persons required to be transported by the county to their facilities. The county has agreed to fund additional expenses associated with the service provided by the City.

**A MOTION WAS MADE BY COUNCIL MEMBER FARAM, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE RESOLUTION NO. 2022-013, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF NORTH RICHLAND HILLS AND TARRANT COUNTY FOR REMOTE VIDEO MAGISTRATION SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.**

**MOTION TO APPROVE CARRIED 6-0.**

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

Mayor Trevino announced there was no action necessary as the result of Executive Session.

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Deupree made the following announcements.

Join Mayor Trevino on his monthly bicycle ride through North Richland Hills. The first ride in 2022 will be on Tuesday, April 5 starting at 6:00 p.m. at the NRH Centre. You can find more details on the city's website.

The annual Don't Mess With Texas Trash-Off litter cleanup event will take place on Saturday, April 2. If you or your group would like to participate, Keep NRH Beautiful will be providing vests, trash bags, and gloves to help facilitate your cleanup. Please contact Kristin James for more information.

Kudos Korner - Jase Smith, Gary Massie, Adam Pendergrass, Nathaniel Soroka and Kenneth Rawson in the Fire Department - Thank you to the crew who recently joined other firefighters from around the state to battle the large wildfire in Eastland. We received a note of thanks from a De Leon Volunteer Fire Department member who worked alongside our crew. It said, "You should be proud of the bravery and professionalism they brought to the fire field. It was an honor to serve with them and a blessing that y'all allowed them to come."

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 7:38 p.m.

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Oscar Trevino, Mayor

ATTEST:

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Alicia Richardson  
City Secretary/Chief Governance Officer