

**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 27, 2017**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of March at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

|          |                     |                  |
|----------|---------------------|------------------|
| Present: | Oscar Trevino       | Mayor            |
|          | Tito Rodriguez      | Council, Place 1 |
|          | Rita Wright Oujesky | Council, Place 2 |
|          | Tom Lombard         | Council, Place 3 |
|          | Tim Barth           | Council, Place 4 |
|          | Mike Benton         | Council, Place 5 |
|          | Scott Turnage       | Council, Place 6 |

|         |           |               |
|---------|-----------|---------------|
| Absent: | Tim Welch | Mayor Pro Tem |
|---------|-----------|---------------|

|                |                    |                        |
|----------------|--------------------|------------------------|
| Staff Members: | Mark Hindman       | City Manager           |
|                | Karen Bostic       | Assistant City Manager |
|                | Paulette Hartman   | Assistant City Manager |
|                | Mike Curtis        | Managing Director      |
|                | Alicia Richardson  | City Secretary         |
|                | Maleshia B. Farmer | City Attorney          |

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 6:00 p.m.

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

Council had no questions for staff.

**2. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE OR CITIZEN.**

City Manager Mark Hindman called on Managing Director of Community Services Vickie Loftice to introduce new staff members. Ms. Loftice announced with her this evening is Adrien Pekurney who was recently promoted to Assistant Parks Director; Garrett Peek,

March 27, 2017

City Council Meeting Minutes

Page 1 of 12

most recently the general manager at Iron Horse Golf Course, was hired as the new NRH Centre Manager; and Nathan Gillespy is the new general manager at Iron Horse Golf Course.

## **EXECUTIVE SESSION**

Mayor Trevino announced at 6:02 p.m. that the 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 regarding North Richland Hills Code of Ordinances Section 118-633(9) and (10) Auto/Truck Dealer; Section 551.072: Deliberate the purchase, exchange, lease or value of real property - (1) 6609 Davis Boulevard, (2) 6617 Davis Boulevard and (3) Iron Horse Boulevard at Browning Drive; and Section 551.074: personnel matters to deliberate the employment, evaluation, and duties of public employees - city secretary. Executive Session began at 6:34 p.m. and concluded at 6:55 p.m.

Mayor Trevino announced at 6:57 p.m. that Council would convene to the regular City Council meeting.

## **REGULAR MEETING**

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

Mayor Trevino called the meeting to order at 7:17 p.m.

|          |                     |                  |
|----------|---------------------|------------------|
| Present: | Oscar Trevino       | Mayor            |
|          | Tim Welch           | Mayor Pro Tem    |
|          | Tito Rodriguez      | Council, Place 1 |
|          | Rita Wright Oujesky | Council, Place 2 |
|          | Tom Lombard         | Council, Place 3 |
|          | Tim Barth           | Council, Place 4 |
|          | Mike Benton         | Council, Place 5 |
|          | Scott Turnage       | Council, Place 6 |

|                |                    |                |
|----------------|--------------------|----------------|
| Staff Members: | Mark Hindman       | City Manager   |
|                | Alicia Richardson  | City Secretary |
|                | Maleshia B. Farmer | City Attorney  |

### **A.1 INVOCATION**

Council member Rodriguez gave the invocation.

**A.2 PLEDGE**

Council member Rodriguez, with the assistance of Alex Compton and Connor Baldwin with Boy Scout Troop 179, 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**

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 LOMBARD, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE CONSENT AGENDA.**

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

**B.1 APPROVE MINUTES OF THE REGULAR MARCH 6, 2017 CITY COUNCIL MEETING.**

**C. PUBLIC HEARINGS**

**C.1 RP 2017-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JASON AND JOY LEE FOR A REPLAT OF SUNNYBROOK ADDITION, BLOCK 1, LOT 6, ON 0.687 ACRES LOCATED AT 8509 CARDINAL LANE.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed Council the applicant is requesting a replat for 0.687 acres located at 8509 Cardinal Lane. The area is designated on the Comprehensive Land Use

March 27, 2017

City Council Meeting Minutes

Page 3 of 12

Plan as low density residential and the current zoning is R-1 single family residential. Mr. Husband presented site photos of the property.

Applicant representative George Hill, 3208 South Main Street, Fort Worth, presented request and was available to answer questions from Council.

Mr. Husband presented staff's report. The applicant is seeking a replat for the purpose of establishing the property boundary to construct a new residence. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations. The Planning and Zoning Commission, at their March 2, 2017 meeting, recommended approval with a vote of 5-0.

Council had no questions for staff or the applicant.

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

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RP 2017-01.**

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

**C.2 SUP 2017-01, ORDINANCE 3450, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A SPECIAL USE PERMIT FOR A RETENTION POND LOCATED IN THE HOMETOWN CANAL DISTRICT, PHASE 5A, NEAR THE INTERSECTION OF BRIDGE STREET AND ICE HOUSE DRIVE AND APPROVAL OF ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT. PUBLIC HEARING CONTINUED FROM MARCH 6, 2017.**

**APPROVED**

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

Mr. Comstock informed Council the applicant is requesting a Special Use Permit for a retention pond associated with the final plat (FP 2017-01) of HomeTown Canal District, Phase 5A, near the intersection of Bridge Street and Ice House Drive. The area is designated on the Comprehensive Land Use Plan as Town Center and the current zoning is Town Center. Mr. Comstock presented site photos of the property.

Applicant representative Bill Gietema, 3500 Maple Avenue, Suite 1165, Dallas, Texas 75219 presented request. Phases 4 and 5 are a single idea--Canal District--that are tied

March 27, 2017

City Council Meeting Minutes

Page 4 of 12

together with a water feature, bridge and pedestrian corridor. The development includes 123 homesites and all front an open space. The canal is hard edged and is 37' from outside edge to outside edge. The entire section--canal and green space is 65'--is wider than a conventional street in HomeTown. The water surface of the canal is approximately 33' and includes weirs that will allow water to flow continuously to keep the pond healthy by aerating the water. The pump system will push 750 gallons a minute to achieve the continuous waterflow.

In response to questions from Council, Mr. Gietema stated the deepest section of the canal is 5 foot, 3 inches. The pump system is designed to move water from the main lake to the canal pond, which will flow through the canal over the weirs. Mr. Geitema informed Council they would include a water feature in the canal pond if they have funds in their contingency account.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their March 16, 2017 meeting, recommended approval with a vote of 6-0, subject to the developer working with staff to lower the canal wall on the eastern side of the canal.

Council member Lombard clarified the proposed ordinance includes the stipulations of the Planning and Zoning Commission. Mr. Comstock confirmed the proposed ordinance includes all requirements. He also commented that Council is being asked to approve an associated detention/retention storage facility maintenance agreement.

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

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE ORDINANCE 3450, INCLUDING APPROVAL OF THE ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT.**

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

**C.3 TR 2017-02, ORDINANCE 3452, PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-1, DEFINITIONS, AND 118-631, TABLE OF PERMITTED USES, OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING MESSAGE ESTABLISHMENT, ACUPUNCTURE CLINIC, REFLEXOLOGY CLINIC, AND FOOT SPA.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

March 27, 2017

City Council Meeting Minutes

Page 5 of 12

Mr. Husband presented staff's report for item C.3 and companion item F.1. The proposed revisions add definitions for massage establishment, acupuncture clinic, and reflexology clinic/foot spa, and assign uses as permitted by right or by special use permit in various zoning districts. The current regulations were created in the 1970s and do not reflect current industry standards and practices. The Planning and Zoning Commission, at their March 2, 2017 meeting, recommended approval with a vote of 5-0.

In response to Mayor Trevino's question, City Attorney Maleshia Farmer informed Council the regulations will go into effect following publication of ordinances in the newspaper.

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

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY MAYOR PRO TEM WELCH TO APPROVE ORDINANCE 3452.**

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

**D. PLANNING AND DEVELOPMENT**

No items for this category.

**E. PUBLIC WORKS**

No items for this category.

**F. GENERAL ITEMS**

**F.1 CONSIDER ORDINANCE NO. 3453, AMENDING AND RESTATING, IN ITS ENTIRETY, CODE OF ORDINANCES CHAPTER 18, ARTICLE V, MASSAGE ESTABLISHMENTS REGARDING DEFINITIONS, CERTIFICATES OF OCCUPANCY, AND STANDARDS OF OPERATION.**

**APPROVED**

Council discussed this item in conjunction with item C.3.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3453.**

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

**F.2 CONSIDER ORDINANCE NO 3455, AUTHORIZING THE ISSUANCE OF “CITY OF NORTH RICHLAND HILLS, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017” IN THE PAR AMOUNT OF APPROXIMATELY \$1,900,000 TO ACHIEVE DEBT SERVICE SAVINGS FOR THE CITY; SPECIFYING THE TERMS AND FEATURES OF SUCH BONDS; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SUCH BONDS; AND RESOLVING MATTERS INCIDENT AND RELATED THERETO, INCLUDING APPROVAL OF A PURCHASE LETTER.**

**APPROVED**

Director of Finance Mark Mills presented item. The purpose of the request is to approve an ordinance authorizing issuance of general obligation (G.O.) refunding (refinancing) bonds for refunding the City's outstanding general obligation refunding and improvement bonds, series 2007 and tax and waterworks and sewer system revenue certificates of obligation, series 2007 for debt service savings. The Council is being asked to consider the sale of general obligation refunding bonds in the amount of \$1,900,000. If approved, the city will realize a cost savings in the amount of \$83,904.

Council had no questions for staff.

**A MOTION WAS MADE BY MAYOR PRO TEM WELCH, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE ORDINANCE NO. 3455.**

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

**F.3 CONSIDER RESOLUTION NO. 2017-017, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**

**APPROVED**

Director of Finance Mark Mills presented item for Council. The purpose of the resolution is to fulfill statutory requirements regarding the issuance of certificates of obligation. The resolution directs the City Secretary to publish a legal notice in the Fort Worth Star Telegram notifying the public of the city's intent to issue certificates of obligation in an amount not to exceed \$7,960,000. The projects identified in the 2017 certificates of obligation include:

| <b>Amount</b> | <b>Project</b>                |
|---------------|-------------------------------|
| \$2,000,000   | Preventive street maintenance |
| \$3,900,000   | Northfiled Park redevelopment |

|             |                            |
|-------------|----------------------------|
| \$680,000   | Aerial fire apparatus      |
| \$710,000   | Aerial fire apparatus      |
| \$525,000   | Fire engine                |
| <br>        |                            |
| \$7,815,000 | Total project proceeds     |
| \$145,000   | estimated cost of issuance |

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE RESOLUTION NO. 2017-017.**

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

**F.4 CONSIDER RESOLUTION NO. 2017-018 AUTHORIZING AND SUPPORTING THE SUBMITTAL OF A SAFE ROUTES TO SCHOOL GRANT APPLICATION TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR THE TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM.**

**APPROVED**

Planning Manager Clayton Comstock presented item. The resolution authorizes the city manager to submit a grant application for the transportation alternatives set-aside program. If approved, the project will include improvements on and around Smithfield Middle School. If awarded the grant, the minimum federal funding award is \$150,000. The grant provides funds on a cost reimbursement basis with 80% of project costs being federally funded and 20% of the project costs being the responsibility of the municipality. The total estimated project cost, as submitted, is \$263,921. The city's match is \$52,784 (20%). A request has been submitted for the Fiscal Year 2018 Capital Improvements Project. Staff has identified cost savings in various capital projects. In addition, the sidewalk fund can subsidize the funding required by the grant.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE RESOLUTION NO. 2017-018.**

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

**F.5 CONSIDER ORDINANCE NO. 3454, AMENDING APPENDIX A, FEE SCHEDULE.**

**APPROVED**



Special Projects Coordinator Kent Austin presented item and was available to answer questions.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3454.**

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

**F.6 CONSIDER RESOLUTION NO. 2017-012, APPROVING APPLICATION FOR AND ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS GOVERNOR'S OFFICE CRIMINAL JUSTICE PROGRAMS VIOLENCE AGAINST WOMEN JUSTICE AND TRAINING PROGRAM GRANT #33672-01, FOR A VIOLENT CRIMES DETECTIVE.**

**APPROVED**

Assistant Police Chief Mike Young presented items F.6 through F.10. The Police Department is requesting authorization to submit grant applications and accept funds for the following:

- Texas Governor's Office criminal justice programs violence against women justice and training program grant #33672-01 to fund a new detective position that focuses on violent offense against women. This grant requires a 35% match, which equals \$51,976.;
- Texas Governor's Office 2017 Homeland Security grants division competitive grant #33217-01 to purchase night vision goggles for the department's SWAT team. This grant does not have a match requirement.;
- Texas Governor's Office 2017 Homeland Security grants division competitive grant #33196-01 to purchase three ballistic blankets for the department's SWAT team. This grant does not have a match requirement.;
- Texas Governor's Office 2017 criminal justice program competitive grant #33514-01 to purchase a tactical surveillance robot for the department's SWAT team. This grant does not have a match requirement.; and
- Texas Governor's Office 2017 criminal justice programs competitive grant #32657-01 to purchase two (2) enhanced hand held drug identification devices to identify unknown substances. This grant does not have a match requirement.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2017-012.**

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

**F.7 CONSIDER RESOLUTION NO. 2017-013, APPROVING APPLICATION FOR AND ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS GOVERNOR'S OFFICE 2017 HOMELAND SECURITY GRANTS DIVISION COMPETITIVE GRANT #33217-01, FOR NIGHT VISION GOGGLES.**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2017-013.**

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

**F.8 CONSIDER RESOLUTION NO. 2017-014, APPROVING APPLICATION FOR AND ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS GOVERNOR'S OFFICE 2017 HOMELAND SECURITY GRANTS DIVISION COMPETITIVE GRANT #33196-01, FOR THREE BALLISTIC BLANKETS.**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER BARTH, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE RESOLUTION NO. 2017-014.**

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

**F.9 CONSIDER RESOLUTION NO. 2017-015, APPROVING APPLICATION FOR AND ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS GOVERNOR'S OFFICE 2017 CRIMINAL JUSTICE PROGRAMS COMPETITIVE GRANT #33514-01, FOR A TACTICAL ROBOT.**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2017-015.**

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

**F.10 CONSIDER RESOLUTION NO. 2017-016, APPROVING APPLICATION FOR AND ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS GOVERNOR'S OFFICE 2017 CRIMINAL JUSTICE PROGRAMS COMPETITIVE GRANT #32657-01, FOR NARCOTICS DETECTION DEVICES.**

**APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY MAYOR PRO TEM WELCH TO APPROVE RESOLUTION NO. 2017-016.**

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

**F.11 CONSIDER RESOLUTION NO. 2017-019, APPOINTING AN ASSISTANT CITY SECRETARY.**

**APPROVED**

City Secretary Alicia Richardson presented item. The request before Council is to approve Resolution No. 2017-019, appointing an assistant city secretary. Pursuant to City Charter, the city secretary and assistant city secretaries are appointed by the Mayor with confirmation by the City Council. Council previously directed the city secretary to recruit and interview candidates for the position and bring forward her recommendation. The interviews have been conducted and staff is recommending the appointment of Traci Henderson to assistant city secretary.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2017-019.**

**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 Trevino announced no action is necessary as the result of discussion in executive session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Mike Benton made the following announcements.

March 27, 2017

City Council Meeting Minutes

Page 11 of 12

Join us as 'Round the Town with Oscar resumes on Tuesday, April 4, starting at 6:00 p.m. The rides begin and end at Cross Timbers Park. Everyone is welcome, whether you are an avid cyclist or the casual weekend rider. View the complete schedule and more information on the city's website.

It's time for spring cleaning. Residents can drop off bulky items like brush, old furniture and tires at the Spring Community Cleanup on Saturday, April 8. Paper shredding will also be available. Items can be dropped off from 9:00 a.m. to noon at the parking lot of NRH2O Family Water Park. Proof of residency must be presented. Find more information on our website, or by calling the Code Compliance Office.

Easter in the Park will take place Saturday, April 8, from 10:00 a.m. to noon at Green Valley Park. Activities include an Easter egg hunt, petting zoo, mini-train rides, bounce houses and more. You can find more details on the city's website, or by calling the Parks Department.

Kudos Korner - Kori Tolfa at the Library - A resident emailed to say how fantastic and helpful Kori has been each time he has visited the Library and Maker Spot. "Besides the technical knowledge, she's just got the kind of personality that makes people want to go there. When I was hiring people at Microsoft she was exactly the kind of person I'd look for," he said.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:23 p.m.

---

Oscar Trevino, Mayor

Attest:

---

Alicia Richardson, City Secretary