

**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
MAY 8, 2017**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 8th day of May 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
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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 Engineer Caroline Waggoner introduced Engineer Associate Fahad Rajabali.

Assistant City Manager Karen Bostic introduced Director of Budget and Research Robert

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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 551.072: deliberate the purchase, exchange, lease or value of real property - Iron Horse Boulevard at Browning Drive and Section 551.087: deliberate regarding economic development negotiations - 8358 Davis Boulevard. Executive Session began at 6:06 p.m. and concluded at 6:27 p.m.

Mayor Trevino announced at 6:27 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 May 8, 2017 at 7:00 p.m.

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

A.1 INVOCATION

Council member Wright Oujesky gave the invocation.

A.2 PLEDGE

Council member Wright Oujesky 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 RODRIGUEZ TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE REGULAR APRIL 24, 2017 CITY COUNCIL MEETING.

C. PUBLIC HEARINGS

C.1 SDP 2016-05, ORDINANCE NO. 3460, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SKEETER & BUCKY, LP, FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE VILLAGE ON 9.17 ACRES LOCATED IN THE 6300-6400 BLOCKS OF IRON HORSE BOULEVARD.

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 revision to a previously approved special development plan for the Iron Horse Transit Oriented Development District. City Council approved the previous special development plan at their July 27, 2015 meeting. The property is 9.17 acres located in the 6300-6400 blocks of Iron Horse Boulevard. The area is designated on the Comprehensive Land Use Plan and is currently zoned as transit oriented development. Mr. Husband presented site photos of

the property.

Applicant Robin McCaffrey, 11700 Preston Road, Dallas provided an overview of the request. Mr. Carl Malcolm, 8340 Meadow Road, Dallas discussed the architectural design for the development.

Council had no questions for the applicant.

Mr. Husband presented staff's report. The applicant proposes two phases, with Phase 1 including 327 multi-family units, 28,000 square feet of flex space, and 11,000 square feet of "retail program". The development, at final buildout, will include 423 multi-family units, 28,000 square feet of flex space, 11,000 square feet of "retail program", and two parking garages. The applicant is requesting seven (7) waivers--first floor mixed use criteria, first floor commercial construction, build-to-zone, minimum parking ratios, structured parking, private landscape standards, and street and streetscape design standards--to the transit oriented development. The Development Review Committee discussed the request, and should Council elect to approve, asked it be subject to removal of the "retail program area" terms in favor of 11,000 dedicated commercial space. If "retail program area" is not removed, the Committee recommends denial. Mr. Husband provided Council with an overview of the original plan (2015) and the applicant's new request. The Planning and Zoning Commission, at their April 6, 2017 meeting, recommended approval with a vote of 6-0.

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 NO. 3460, WITH THE CONDITION THAT THE "RETAIL PROGRAM AREA" TERMS BE REMOVED OR AMENDED TO DESIGNATE 11,000 SQUARE FEET OF DEDICATED COMMERCIAL SPACE.

MOTION TO APPROVE CARRIED 6-0.

C.2 RP 2017-04 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITY OF NORTH RICHLAND HILLS FOR A REPLAT OF LOTS 4R AND 5R, BLOCK 25, SNOW HEIGHTS ADDITION ON 5.402 ACRES LOCATED AT 6700-6720 NE LOOP 820.

APPROVED

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

Mr. Husband informed Council the request is for a replat of two lots (4R and 5R, Block 25) for the construction of Babe's Chicken Dinner House and Sweetie Pie's Ribeyes located at 6700-6720 Northeast Loop 820. The area is designated on the Comprehensive Land Use Plan as retail and the current zoning is redevelopment planned development No. 77. Mr. Husband presented site photos of the property. The Planning and Zoning Commission, at their May 4, 2017 meeting, recommended approval with a vote of 7-0. The Development Review Committee recommends approval of the request.

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 BENTON TO APPROVE RP 2017-04.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

E.1 CONSIDER AWARDDING PROJECT RFB NO. 17-014 TO ANA SITE CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE MID-CITIES AND DAVIS UTILITY RELOCATION PROJECT (ST0401) IN THE AMOUNT OF \$556,449.40.

APPROVED

Managing Director Mike Curtis presented item. The purpose of the request is to award a construction contract for the Mid-Cities and Davis Boulevard utility relocation project (ST0401) to ANA Site Construction, LLC. This project is the first phase of a larger intersection expansion project to incorporate dedicated turn lanes.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE BID NO. 17-014 TO ANA SITE CONSTRUCTION.

MOTION TO APPROVE CARRIED 6-0.

F. GENERAL ITEMS

F.1 ACCEPT FISCAL YEAR 2016 AUDITED FINANCIAL REPORT

APPROVED

BKD, LLP representative Kevin Kemp presented Council with an overview of the auditor's report.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO ACCEPT FISCAL YEAR 2016 AUDITED FINANCIAL REPORT AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

F.2 CONSIDER ORDINANCE NO. 3461, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2017 RATE REVIEW MECHANISM FILING.

APPROVED

Assistant City Manager Karen Bostic presented item and was available to answer questions.

Council had no questions for staff.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE ORDINANCE NO. 3461.

MOTION TO APPROVE CARRIED 6-0.

F.3 CONSIDER ACTION REGARDING THE ISSUANCE OF CITY OF NORTH RICHLAND HILLS, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2017

CONTINUED

Mayor Trevino announced the item is not a public hearing, but if there was anyone present to speak on the item to come forward. There was no one present to speak on the item.

Director of Finance Mark Mills presented item. City Council is being asked to postpone action on the issuance of Certificates of Obligation and continue this item until the June 12, 2017 City Council meeting.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO POSTPONE ACTION ON THE ISSUANCE OF CERTIFICATES OF OBLIGATION AND CONTINUE THIS ITEM UNTIL THE JUNE 12, 2017 CITY COUNCIL MEETING

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

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BARTH TO AUTHORIZE THE PURCHASE OF APPROXIMATELY 8,930 SQUARE FEET OF LAND LOCATED AT IRON HORSE BOULEVARD AND BROWNING DRIVE FROM SKEETER & BUCKY, LP IN THE AMOUNT OF \$89,300, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE ASSOCIATED DEVELOPER COST SHARING AGREEMENT IN THE AMOUNT NOT TO EXCEED \$100,000 ANNUALLY.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Benton made the following announcements.

Meet New York Times bestselling author Nancy Thayer at the NRH Library on Thursday, May 18, 2017. Ms. Thayer will visit to release her newest book "Secrets in Summer." Visit the library's website or give them a call for more information.

Get ready for splashtacular summer fun at NRH2O Family Water Park. NRH2O opens for the season on Saturday, May 20, 2017. For park hours and admission information, visit nrh2o.com or stop by the park office.

As a reminder, the May 22, 2017 City Council Meeting has been rescheduled to next Monday, May 15, 2017.

Kudos Korner - Bill Thornton, Joe Pack, Michael Wilson and Gary Bechthold in the Parks Department - A citizen emailed her thanks and appreciation for the recent

improvements on the John Barfield Trail. “As a bike rider I love all the benches, water at the Davis fire station area, wild flowers and dog poop bag stations. The walk light on Smithfield Rd. is just icing on the cake. Thank you for all you do to make our city a fantastic place to live.”

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:48 p.m.

Oscar Trevino, Mayor

Alicia Richardson, City Secretary