

**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
AUGUST 27, 2018**

WORK SESSION

CALL TO ORDER

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of August at 5:31 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

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. McGinnis	City Attorney

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Council had no questions for staff.

Mayor Trevino announced that he would be abstaining from item D.1, FP 2018-05 due to a conflict of interest. His wife owns property adjacent to the request.

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

There was no one present to introduce.

EXECUTIVE SESSION

1. **SECTION 551.074: PERSONNEL MATTER TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - CITY SECRETARY AND MUNICIPAL COURT ADMINISTRATOR.**
2. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 7901 BOULEVARD 26**

Mayor Trevino announced at 5:32 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551 of the Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 7901 Boulevard 26 and Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - (1) City Secretary and (2) Municipal Court Administrator. Executive Session began at 5:37 p.m. Mayor Trevino recessed Executive Session at 6:31 p.m.

REGULAR MEETING

A. CALL TO ORDER

Mayor Trevino called the meeting to order August 27, 2018 at 7:03 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	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 TURNAGE TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

- B.1 APPROVE MINUTES OF THE REGULAR AUGUST 13, 2018 CITY COUNCIL MEETING.**
- B.2 AP 2018-03 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC., FOR AN AMENDED PLAT OF HOMETOWN CANAL DISTRICT PHASE 5A, BEING 0.755 ACRES LOCATED IN THE 8700 BLOCK OF ICE HOUSE DRIVE.**
- B.3 AP 2018-04 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC., FOR AN AMENDED PLAT OF HOMETOWN CANAL DISTRICT PHASE 5B, BEING 3.984 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET.**
- B.4 CONSIDER AWARD OF BID NUMBER 18-009 TO DOUBLE D CONTRACTING FOR CONSTRUCTION OF A FIRE MAINTENANCE AWNING (FC1803) AT 6110 DICK FISHER DR. WEST, IN THE AMOUNT OF \$59,750.00.**
- B.5 APPROVE THE PURCHASE OF 50 DELL PERSONAL COMPUTERS AND 20 DELL MONITORS IN THE AMOUNT OF \$49,960 THROUGH A TEXAS DEPARTMENT OF INFORMATION RESOURCES COOPERATIVE CONTRACT.**
- B.6 AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN NORTH RICHLAND HILLS AND THE CITY OF VERNON FOR REIMBURSEMENT OF OVERTIME SALARY COSTS ASSOCIATED WITH THE NORTH TEXAS ANTI-GANG CENTER TASK FORCE**

B.7 CONSIDER RESOLUTION NO. 2018-025, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION FOR THE CLEAN FLEETS NORTH TEXAS 2018 GRANT PROGRAM.

C. PUBLIC HEARINGS

C.1 ZC 2018-19, ORDINANCE NO. 3528, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOUG AND ELIZABETH MANN FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-1-S SPECIAL SINGLE-FAMILY AT 8025 VALLEY DRIVE, BEING 2.26 ACRES DESCRIBED AS TRACT 1B12, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

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

At the request of staff, Mayor Trevino opened the public hearing for item C.2, Ordinance No. 3527 and staff presented both items together.

Mr. Comstock informed Council the applicant is requesting a zoning change for 2.26 acres located at 8025 Valley Drive for the purpose of constructing a secondary living unit and metal barn. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is Agricultural. The companion item, C2, is a special use permit for a secondary living unit and metal accessory building. Mr. Comstock presented site photos of the property.

Applicant representative Doug Mann, 8025 Valley Drive, presented request. His primary residence was built in 1974 and he has not been able to locate brick that matches his house. His desire is to construct the secondary living unit to closely resemble the primary residence. The secondary living unit and metal barn will not be in full view from the street. The secondary living unit will be not be visible by neighbors, due to an existing barn (neighbor) and landscaping and a berm. The proposed barn will be located behind his neighbor's existing RV storage. He seeks a waiver of the masonry requirement for the accessory building. He commented there are no masonry accessory buildings in the neighborhood.

In response to Council member Lombard's question, Mr. Mann informed Council he is requesting to provide 46% masonry because he is not able to locate brick that matches his primary residence. If he were able to locate the brick he would not request the waiver. He is concerned the non-matching brick would devalue his property. The proposed design with wainscot and concrete will allow him to paint the house to closely resemble the primary structure.

Mr. Comstock presented staff's report for items C.1 (zoning change) and C.2 (special use permit). The applicant is requesting 1,535 square feet floor area for the unattached secondary living unit to be constructed 85 feet from the main house. The request seeks 46% masonry and 54% siding. The development standards provide for a maximum total floor area of 650 square feet, compliance with 85% masonry on all elevations, and secondary living unit to be no more than 25 feet from the main house and attached by a breezeway at least six feet wide and attached to roofline. The proposed permanent accessory building is smaller than the existing building. The request is for a 900 square feet barn with a 16' overall height and metal exterior walls. The Planning and Zoning Commission, at their August 16, 2018 meeting, recommended approval of the special use permit with a vote of 4-0, with the stipulation the secondary living unit have 85% masonry and the accessory building include 4' height masonry wainscot with remaining wall area to be metal. Mr. Comstock informed Council the ordinance for the special use permit before them this evening has been amended to include the 85% masonry requirement.

Council member Lombard clarified Ordinance No. 3527 included the wainscot as stipulated by the Planning and Zoning Commission. Mr. Comstock verified the ordinance includes the 85% masonry requirement for the secondary living unit and the 4' height wainscot for the accessory building (barn).

Mayor Trevino asked if anyone completed a form for the public hearing. City Secretary Alicia Richardson announced that John Albury and Donna Albury residing at 8024 Valley View Drive did not wish to speak, but are in support of the request/application. Mayor Trevino asked if there was anyone else wishing to speak to come forward. There being no one else wishing to speak, Mayor Trevino closed the public hearing for items C.1 and C.2.

A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3528.

MOTION TO APPROVE CARRIED 7-0.

C.2 SUP 2018-06, ORDINANCE NO. 3527, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DOUG AND ELIZABETH MANN FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AND A METAL ACCESSORY BUILDING AT 8025 VALLEY DRIVE, BEING 2.26 ACRES DESCRIBED AS TRACT 1B12, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

This item and public hearing was held in conjunction with item. C.1

Mayor Pro Tem Benton commented on the number of requests received to date for accessory buildings, with the most recent being located in the same neighborhood.

A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARROW TO APPROVE ORDINANCE NO. 3527.

MOTION TO APPROVE CARRIED 6-1, WITH MAYOR PRO TEM BENTON, COUNCIL MEMBERS RODRIGUEZ, LOMBARD, BARROW, TURNAGE AND WELCH VOTING FOR AND COUNCIL MEMBER WRIGHT OUESKY VOTING AGAINST.

C.3 ZC 2017-08, ORDINANCE NO. 3525, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JR ROSE ARCHITECTURE FOR A ZONING CHANGE FROM AG AGRICULTURAL TO RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT AT 9000 KIRK LANE, BEING 5.944 ACRES DESCRIBED AS TRACTS 15A3, 15A3A, AND 15A8, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266. (CONTINUED FROM THE AUGUST 13, 2018, CITY COUNCIL MEETING)

Mayor Trevino announced this item and public hearing was postponed at the August 13, 2018 City Council meeting to this evening. The city received written notice from the applicant formally withdrawing their request. There being no further action from Council, Mayor Trevino closed the public hearing.

Mayor Trevino announced that City Council would move to item D.1

D.1 FP 2018-05 CONSIDERATION OF A REQUEST FROM NRH HILLSIDE VILLAS, LTD., FOR A FINAL PLAT OF HILLSIDE VILLAS, BEING 6.8416 ACRES LOCATED AT AT THE SOUTHEAST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

APPROVED

Mayor Trevino announced that he has a conflict of interest and would not participate in item D.1. His wife owns property adjacent to the request. He has completed and filed a conflict of interest affidavit with the city secretary. Mayor Trevino left the podium at 7:35 p.m.

Mayor Pro Tem Benton called on Planning Manager Clayton Comstock to introduce the item.

Mr. Comstock informed Council the applicant is requesting approval of a final plat for 6.8416 acres located at the southeast corner of Mid Cities Boulevard and Holiday Lane.

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The area is designated on the Comprehensive Land Use Plan as neighborhood service and the current zoning is residential infill planned development. Mr. Comstock presented site photos of the property.

Applicant representative Collier Bailey, 8214 Westchester, Dallas, Texas presented request. The final plat incorporates the changes approved by City Council at their August 13, 2018 meeting. The planned development was revised to accommodate a revision to the eastern boundary retaining wall as suggested by their engineer to improve the structure.

Council had no questions for the applicant.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their August 16, 2018 meeting, recommended approval with a vote of 4-0.

Council had no questions for staff.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER BARROW TO APPROVE FP 2018-05.

MOTION TO APPROVE CARRIED 7-0.

C.4 CONDUCT A PUBLIC HEARING ON FISCAL YEAR 2017/2018 REVISED BUDGET AND FISCAL YEAR 2018/2019 PROPOSED BUDGET.

Mayor Trevino returned to the dais at 7:40 p.m.

Mayor Trevino opened the public hearing and called on City Manager Mark Hindman to introduce item.

Mr. Hindman informed Council the budget presented for their consideration is a balanced budget. The proposed expenditures are 3% less than the expenditures from previous year. The 2018/2019 budget provides staffing for a fourth ambulance, two patrol officers and increased funding for street maintenance and traffic system. The budget includes a small increase in water and sewer rates to replace aging water and sewer infrastructure. The drainage utility fee, which has not been increased since 1991, is proposed to be increased to \$5.50 per month to address drainage and flooding within the city.

Following the budget video, Director of Budget and Research Robert Myers provided an overview of the proposed operating budget. The \$48.36 million proposed budget is 59% dedicated towards public safety, which includes police, fire and emergency

management. As outlined by Mr. Hindman, the expenditures include: two (2) full time police officers; six (6) full time fire fighters; additional funding for street maintenance; market based public safety compensation; continued funding for the Neighborhood Initiative Program; and non-public safety compensation and benefits. Mr. Myers also reviewed the proposed 2018/2019 special revenue funds, enterprise funds, and capital budget. Following this public hearing, the vote on the proposed 2018/2019 budget and 2017/2018 revised budget will be taken on Monday, September 10 at 7:00 p.m. during the regularly scheduled City Council meeting.

Mayor Trevino asked if anyone completed a form for the public hearing. There being no forms submitted to the City Secretary, Mayor Trevino asked if there was anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

C.5 CONDUCT A PUBLIC HEARING ON THE TAX YEAR 2018 (FISCAL YEAR 2018/2019) PROPOSED TAX RATE.

Mayor Trevino opened the public hearing and called on Director of Budget and Research Robert Myers to introduce the item.

Mr. Myers informed Council the public hearing tonight is the first of two public hearings to set the tax rate to support the fiscal year 2018/2019 proposed budget. The public hearing was advertised in accordance with state law on the city's website and in the Fort Worth Star Telegram. The proposed tax rate is a 1/2 cent less than the previous year. This the second year the city has lowered the tax rate. The city offers a number of exemptions--homestead, senior citizen/disabled person, and senior tax ceiling--for residents. Citizens receiving a senior or disabled person tax ceiling will not see an increase in property taxes than in the prior year unless a new home was purchased or they have added on to their existing home. Currently, approximately 25.9% of all single family residences receive the tax ceiling. The city's property tax rate accounts for approximately 22.2% of the total tax rate before factoring in exemptions and the senior tax ceiling. The majority of the total property tax rate goes to the school district (55.2%) and Tarrant County (22.6%).

Mayor Trevino commended staff for lowering the tax rate while maintaining services.

Mayor Trevino asked if there was anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing. Mayor Trevino announced the next public hearing for the tax rate will be held on September 5, 2018 in the Council Chambers at 7:00 p.m. City Council will vote on the tax rate on September 10, 2018.

D. PLANNING AND DEVELOPMENT

FP 2018-05 CONSIDERATION OF A REQUEST FROM NRH HILLSIDE VILLAS, LTD., FOR A FINAL PLAT OF HILLSIDE VILLAS, BEING 6.8416 ACRES LOCATED AT AT THE SOUTHEAST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

City Council took action on this item earlier in the evening.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

F.1 CONSIDER ORDINANCE NO. 3529, RENEWING AN ELECTRIC FRANCHISE AGREEMENT WITH ONCOR ELECTRIC DELIVERY COMPANY.

APPROVED

Assistant City Manager Karen Bostic presented item. Council had no questions for staff.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3529.

MOTION TO APPROVE CARRIED 7-0.

G. EXECUTIVE SESSION

Mayor Trevino announced that City Council may take action on this item later in the meeting. He moved to announcements.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Rodriguez made the following announcements.

City Hall and other non-emergency City offices will be closed on Monday, September 3, in observance of the Labor Day Holiday. The Animal Adoption & Rescue Center, Library, Tennis Center and Senior Center will also be closed. NRH2O, the NRH Centre and Iron Horse Golf Course will be open. Garbage and recycling will not be collected. Monday collections will shift to Tuesday and Tuesday collections will be picked up on Wednesday.

Join us next week for Round the Town with Oscar. The monthly bike ride will be on

Tuesday, September 4, at 6:30 p.m. starting from Cross Timbers Park. The monthly walk is Thursday, September 6, starting at 6:15 p.m. at City Hall. You can find more information on the city's website or by calling the Parks Department.

Everyone is invited to walk with us in the Tarrant County Heart Walk on Saturday, September 8. This annual event supports the American Heart Association's efforts to build healthier lives, free of cardiovascular disease and stroke. Please visit the city's website for more information.

Kudos Korner - Jody Anderson, Human Resources - An employee who endured a serious illness wanted to thank Jody for her exceptional service, compassion and kindness. Jody was extremely helpful in helping with health insurance issues. It far exceeded anything she was expecting and was very much appreciated, she said.

Mayor Trevino announced at 8:15 p.m. that the City Council would reconvene into Executive Session as authorized by Chapter 551 of the Texas Government Code, specifically Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - (1) City Secretary and (2) Municipal Court Administrator. Executive Session began at 8:16 p.m. Mayor Trevino adjourned Executive Session at 8:49 p.m.

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

APPROVED

Mayor Trevino reconvened the meeting at 8:50 p.m., with the same members present.

Mayor Trevino announced the City Council evaluated Municipal Court Administrator Rebecca Vinson during Executive Session. Pursuant to the personnel contract with Rebecca Vinson, he would entertain a motion regarding evaluation and salary increase.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE THE EVALUATION OF MUNICIPAL COURT ADMINISTRATOR AND 4% INCREASE IN SALARY.

MOTION TO APPROVE CARRIED 7-0.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:51 p.m.

Oscar Trevino, Mayor

Alicia Richardson, City Secretary