

**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 20, 2019**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 20th day of May at 5:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Suzy Compton	Council, Place 3
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Bostic	Assistant City Manager
	Traci Henderson	Assistant City Secretary
	Maleshia B. McGinnis	City Attorney

CALL TO ORDER

Mayor Trevino called the meeting to order at 5:30 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

Due to members of the Youth Advisory Committee having end of school year exams tomorrow, item G.1 will be considered after the consent agenda in the Regular City Council Meeting.

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

Communications Director Mary Peters introduced Communications Assistant Pam Meeks. This position is shared by the Communications Department and the Economic Development Department.

3. 2019 YOUTH ADVISORY COMMITTEE PROJECT PRESENTATION.

Assistant to the City Manager Kristin James introduced Youth Advisory Committee Chair; Naia Garner to present the item.

Miss Garner provided a brief history of the Little Free Library and how it is a grassroots social enterprise model that provides greater access to books for all ages, connecting communities and neighbors.

Youth Advisory Committee member, Jalonni Garner shared that the project promotes a lifestyle of literacy, encourages community and cultivates a spirit of generosity by taking a book and sharing a book.

Youth Advisory Committee member Randy Rangel provided photos of the committee building the school house shaped library. Mr. Rangel also shared that the project would be installed at Liberty Park.

Youth Advisory Committee member, Sydney Thomason shared the positive citizen responses received so far on the project and how citizens are all ready sharing books. Miss Thomason went on to say that the library will be maintained by the Youth Advisory Committee with each member taking a month to monitor.

Council asked about vandalism. Youth Advisory Committee member, Jalonni Garner indicated that research on these types of projects have shown to have extremely low vandalism rates.

4. QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING MARCH 31, 2019.

Budget Director Robert Myers reviewed the quarterly financial status report for the period ending March 31, 2019. Mr. Myers reviewed the General Fund, Park Development Fund, Crime Control District Fund and Utility Fund providing the following year to date actuals:

General Fund

Revenue - \$32,600,000 (67% of projected budget)

Expenditures - \$22,900,000 (47% of projected budget)

Park Development Fund

Revenue - \$4,500,000 (50.1% of projected budget)

Expenditures - \$4,200,000 (46.5% of projected budget)

Crime Control District Fund

May 20, 2019

City Council Meeting Minutes

Page 2 of 14

Revenue - \$2,930,000 (51.4% of projected budget)
Expenditures - \$2,660,000 (46.6% of projected budget)

Utility Fund

Revenue - \$14,600,000 (41.1% of projected budget)
Expenditures - \$16,790,000 (47.3% of projected budget)

Mr. Myers also provided an update on the following capital projects: Davis Boulevard and Mid Cities Boulevard Intersection project and The Walker Branch Interceptor project.

Council had no questions for staff.

5. UPDATE ON AMBULANCE STAFFING PLAN.

Fire Chief Stan Tinney provided an update on staffing plans between fire stations as a result of a staffing analysis. Mr. Tinney indicated we currently house three ambulances at stations; one each at stations 2, 3 and 4 with station 5 operating the part-time ambulance (Squad). While conducting the analysis for the placement of the fourth ambulance it was determined the most effective coverage came with ambulances housed at stations 1, 2, 3, and 5. This allows station 4 to be covered from the north and south. Analysis also showed that the majority of the calls responded to by the current ambulance at station 4 are in station 1's district.

The current plan is to place the ambulance at station 5 in full-time service by August 1, 2019. At the same time, the full-time ambulance at station 4 will be moved to station 1. A reserve ambulance will be housed at station 4 and used as a "demand" ambulance. This ambulance will only be dispatched when a fifth ambulance is needed in North Richland Hills.

6. PRESENTATION AND DISCUSSION OF THE VISION 2030 LAND USE PLAN AND VISION 2030 ECONOMIC DEVELOPMENT PLAN.

Planning Director Clayton Comstock presented the Vision 2030 Land Use Plan. Mr. Comstock began with the purpose of the plan which is a 10 year specific guideline and includes:

- Vision 2030 Land Use Plan Themes
- Land Use Principles and Goals
- Specific recommendations regarding Bedford Euless Road, south triangle and flexible residential planning
- Consolidation of land use categories
- 2012 and 2019 Land-use maps uses and the differences

- Parks and Open Space definition
- Residential Estate definition
- Low, Medium and High Density Residential definitions
- Office Commercial, Retail Commercial and Industrial definitions
- Urban Village and Public/Semi Public definitions

Mr. Comstock stated that the city only has 819 acres of vacant land remaining. The City of North Richland Hills is 93% developed with an additional 12,000 projected in population growth.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR THREATENED LITIGATION OR A SETTLEMENT OFFER - CINDY MARTINEZ V. CITY OF NORTH RICHLAND HILLS, ET. AL., CIVIL ACTION NO. 4:19-CV-00343-O, IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS, FORT WORTH DIVISION.**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS AT CITY POINT ADDITION, BLOCK 1, LOT 2; BLOCK 2, LOTS 1A AND 1B; AND BLOCK 3, LOT 1**

Mayor Trevino announced at 6:28 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Sections 551.071: Consultation with City Attorney to seek advice about pending or threatened litigation or a settlement offer - Cindy Martinez v. City of North Richland Hills, et. al., Civil Action No. 4:19-cv-00343-O, in the United States District Court for the Northern District of Texas, Fort Worth Division and Section 551.087: Deliberation regarding economic development negotiations at City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1. Executive Session began at 6:33 p.m. and concluded at 7:03 p.m.

Mayor Trevino announced at 7:03 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 May 20, 2019 at 7:10 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem

Tito Rodriguez	Council, Place 1
Rita Wright Oujesky	Council, Place 2
Suzy Compton	Council, Place 3
Brent Barrow	Council, Place 4
Scott Turnage	Council, Place 6
Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Traci Henderson	Assistant 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)

A.3.1 OATH OF OFFICE AND SWEARING IN CEREMONY FOR NEWLY ELECTED OFFICIAL - COUNCIL MEMBER, PLACE 3

The ceremonial oath of office was administered to newly elected official Suzy Compton. The official oath of office was administered by the City Secretary on May 17, 2019.

A.3.2 PRESENTATION OF A SCULPTURE BY LOCAL ARTIST DERAN WRIGHT TO THE CITY OF NORTH RICHLAND HILLS.

Mayor Trevino asked Council members Wright Oujesky and Rodriguez to meet local artist Deran Wright at the podium. Mr. Wright presented the City of North Richland Hills with a small replica of the life size bronze sculpture of a woman and her dog, which was recently installed in HomeTown at the north corner of Winter Park Drive. The sculpture is titled "A Blustery Day."

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

MOTION TO APPROVE CARRIED 7-0.

B.1 CONSIDER RESOLUTION NO. 2019-026, TO DENY ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR WITHIN THE CITY OF NORTH RICHLAND HILLS

Mayor Trevino moved to agenda item G.1.

G.1 YOUTH ADVISORY COMMITTEE 2019 END OF YEAR REPORT

RECEIVED

Assistant to the City Manager Kristin James introduced Youth Advisory Committee Chair; Naia Garner to present the report. Richland High School Senior and Committee member, Jaloni Garner joined his sister at the podium.

Miss Garner shared that the 2018-2019 Academic Year has concluded and the Youth Advisory Committee is pleased to report it has been exciting and successful. The committee ended the year with 15 regular members. At the end of May, Jaloni Garner and Ali Gleaves, both from Richland High School will graduate from the program. Committee members are in the process of recruiting new members, and hope to have recommendations to City Council within a couple months for the 2019-2020 Academic Year.

The committee met and heard from various city staff members through the Guest Speaker Program. This program provided the Youth Advisory Committee members with an opportunity to learn more about the city and the services it provides to citizens. The City Manager's Office, Human Resources, Planning Department and Animal Services participated in the program.

The Youth Advisory Committee presented its annual project to City Council earlier in the evening at the City Council Work Session. This year the committee installed a Little Free Library at Liberty Park.

On May 8, 2019, the Youth Advisory Committee held its annual Executive Committee election. The 2019-2020 Executive Committee is as follows:

- Emily Wallace - Chair
- Sydney Thomason - Vice Chair
- Randy Rangel - Secretary
- Ingrid Gracia - Treasurer

Lastly, on behalf of the The Youth Advisory Committee, Miss Garner thanked the City Council for the opportunity to become active and involved in the community.

Mayor Trevino thanked the committee for their commitment and involvement and offered congratulations to the graduating seniors.

City Council had no questions for the committee.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM BENTON TO RECEIVE THE YOUTH ADVISORY COMMITTEE 2019 END OF YEAR REPORT.

MOTION TO RECEIVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC 2019-04, ORDINANCE NO. 3586, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM NNAMAKA AND CHINEDU NWANEGBO FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 8400 FRANKLIN COURT, BEING 0.33 ACRES DESCRIBED AS LOT 10, THOMAS PECK SUBDIVISION.

APPROVED

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

Mr. Comstock informed City Council the applicant is requesting a zoning change for 0.33 acres located at 8400 Franklin Court. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is AG agricultural. Mr. Comstock provided site photos of the property.

Applicant Victoria Nwanegbo, 502 Oak Ridge Place, Grand Prairie, Texas, presented the item and was available to answer questions from the Council.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their May 2, 2019, meeting recommended approval with a vote of 7-0.

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

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE ZC 2019-04.

MOTION TO APPROVE CARRIED 7-0.

C.2 SUP 2019-03, ORDINANCE NO. 3584, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JCW DEVELOPMENT, LLC, FOR A SPECIAL USE PERMIT FOR A BLOOD PLASMA COLLECTION FACILITY AT 6246 RUFÉ SNOW DRIVE, BEING 3.93 ACRES DESCRIBED AS LOT 4R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION.

CONTINUED

Mayor Trevino opened the public hearing. He announced the applicant has requested the item be postponed to the June 10, 2019 City Council meeting. He asked for a motion to continue the public hearing to the June 10, 2019 City Council meeting.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO CONTINUE THE PUBLIC HEARING ON SUP 2019-03 TO THE JUNE 10, 2019 CITY COUNCIL MEETING.

MOTION TO CONTINUE CARRIED 7-0.

C.3 SUP 2019-05, ORDINANCE NO. 3585, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FOUR SEASONS MARKETS, LLC, FOR A SPECIAL USE PERMIT FOR A FARMERS MARKET AT 6020 PARKER BOULEVARD AND 6021 WALKER BOULEVARD, DESCRIBED AS LOT 1R1, BLOCK AB, THE VENUE AT HOMETOWN.

DENIED

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

Mr. Comstock informed City Council the applicant is requesting a special use permit for a farmers market located at 6020 Parker Boulevard and 6021 Walker Boulevard. The area is designated on the Comprehensive Land Use Plan as town center and the current zoning town center. Mr. Comstock provided site photos of the property.

Applicant representative Abby Rudolph, 1901 Long Prairie Road, Suite 220, Flower Mound, Texas, presented the item and was available to answer questions from the City Council.

City Council and applicant discussed, parking concerns, hours of operation, other location options to include city property, washrooms, power requirements, customer numbers, music, set-up and take-down times.

Mr. Comstock presented staff's report to include a parking lot analysis. Mr. Comstock stated the Development Review Committee recommended denial to the Planning and Zoning Commission because they needed additional information on parking. Mr. Comstock informed the City Council of the special use permit conditions. The Planning and Zoning Commission, at their May 16, 2019 meeting, recommended approval with a vote of 7-0.

City Council and staff continued the discussion regarding parking.

Mayor Trevino asked the Assistant City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. The following person spoke in support Jennifer McFadden, 912 Courtney Street. The following person Carolyn Leverett, 6021 Walker Boulevard, Suite 161 submitted a parking video and spoke in opposition of the item.

Mayor Trevino asked if there was anyone in the audience wishing to speak on the item to come forward. There being no one else wishing to speak, Mayor Trevino closed the public hearing.

City Council and staff discussed options for a trial period.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER WELCH TO DENY SUP 2019-05.

MOTION TO DENY CARRIED 5-2; WITH COUNCIL MEMBERS RODRIGUEZ, WRIGHT OUJESKY, COMPTON, BARROW AND WELCH VOTING FOR DENIAL AND MAYOR PRO TEM BENTON AND COUNCIL MEMBER TURNAGE VOTING AGAINST.

D CONTINUED ITEMS

D.1 ZC 2019-05, ORDINANCE NO. 3582, CONSIDERATION OF A REQUEST FROM GINGER CURTIS FOR A ZONING CHANGE FOR AN EVENT CENTER AT 8300 STARNES ROAD, BEING 0.543 ACRES DESCRIBED AS LOT AR2, BLOCK 2, CRESTWOOD ESTATES ADDITION. (CONTINUED FROM THE MAY 13, 2019 CITY COUNCIL MEETING)

APPROVED

Mayor Trevino announced the public hearing for this item was opened and closed at the May 13, 2019 City Council meeting. City Council continued the item to the May 20, 2019 meeting to allow the applicant to address concerns expressed by City Council at the May 13, 2019 meeting.

Mayor Trevino called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock reviewed the items identified by City Council for the applicant to address and the status of each item.

Formal parking agreements - applicant has provided parking agreements with Dry Cleaners (18 spaces) and Gateway Church (36 spaces) and an informal agreement with Sunshine House (20 spaces).

Sidewalk repair - applicant agrees to repair or reimburse the city for the repair work. The Public Works department has inspected the sidewalk and provided an estimate (remove and repair sidewalk) to the applicant.

Starnes street lighting - Oncor has been engaged in discussion.

Handicap-accessible parking - applicant and staff discussed the requirements of Americans with Disabilities Act (ADA). One additional handicap-accessible parking spot is required onsite with additional use for an event center. Applicant has requested the

additional sign be portable to allow them flexibility to provide the additional parking spot when an event exceeds 50 guests.

Off-duty police officer - language has been prepared to address this concern. "For events of 50 or more guests and/or after 5:00 p.m. the Chief of Police will have the authority to determine the number of police officers required for the event. The approval must be obtained prior to the event."

Re-approval required in two years - the request is a 24-month conditional use for the zoning change, which applies to the secondary use for the event center. The applicant agrees to expiration of use to require re-approval in two (2) years

Traffic counts for Starnes - the Public Works department placed traffic counters at the location on Wednesday, May 15 through Sunday, May 19. The traffic counts returned 9,182 average weekday daily trips, with 919 peak trips during 5:00 p.m. - 6:00 p.m.

In response to Council member Welch's question, Mr. Comstock informed City Council he has a revised ordinance that includes the outdoor use. In the ordinance presented at the May 13, 2019 meeting, staff recommended no outdoor use.

Applicant Ginger Curtis, 8300 Starnes Road and Director of Events Keshia Carlton, presented the item. Ms. Curtis addressed and agreed to the terms, conditions and concerns expressed by Council and was available to answer questions from the Council. Ms. Curtis confirmed she would like to have the ability to utilize the outside patio.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE ORDINANCE NO. 3582, AS PRESENTED THIS EVENING TO INCLUDE THE OUTSIDE PATIO USE AND THE UPDATED EXHIBIT B AS PRESENTED BY CITY STAFF.

Council member Wright Oujesky commented that she would like the City Council to review the use after one year, and recommended an amendment to change the 24-month conditional use for the zoning change to 12 months.

Council member Welch did not accept the amendment.

City Council discussed the applicant's willingness to work with staff to address concerns outlined at the May 13, 2019 City Council meeting.

City Attorney Maleshia McGinnis clarified for the record that the parking agreements need to be filed with Tarrant County. She would like time to research and determine if the portable handicap-accessible sign is allowed by the Americans with Disabilities Act (ADA).

Mayor Trevino asked for an amendment to the motion to include the City Attorney's recommendation.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE ORDINANCE NO. 3582, AS PRESENTED THIS EVENING TO INCLUDE THE OUTSIDE PATIO USE, THE UPDATED EXHIBIT B AS PRESENTED BY CITY STAFF AND TO INCLUDE FILING THE PARKING AGREEMENTS WITH TARRANT COUNTY.

MOTION TO APPROVE CARRIED 7-0.

E. PLANNING AND DEVELOPMENT

There were no items for this category.

F. PUBLIC WORKS

There were no items for this category.

G. GENERAL ITEMS

G.2 SELECTION OF MAYOR PRO TEM.

APPROVED

Assistant City Secretary Traci Henderson informed Council the item before them this evening is to appoint a member of the City Council to serve as mayor pro tem for a term of one year.

Mayor Trevino opened the floor for nominations.

Council member Turnage nominated Rita Wright Oujesky. There being no other nominations, Council member Welch moved to close the nominations. Mayor Trevino closed the nominations.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WELCH TO APPOINT COUNCIL MEMBER WRIGHT OUJESKY TO SERVE AS MAYOR PRO TEM FOR A TERM OF ONE YEAR.

MOTION TO APPROVE CARRIED 7-0.

H. 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.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Rodriguez made the following announcements.

City Hall and other non-emergency city offices will be closed on Monday, May 27, 2019 for the Memorial Day holiday. The NRH Centre, Iron Horse Golf Course and NRH2O Family Water Park will be open on Memorial Day. Garbage and recycling will be collected as normal.

The NRH Senior Center will be hosting a senior health fair on Wednesday, May 29, 2019 from 10:00 a.m. to 1:00 p.m. in the Grand Hall. Stop by for educational information and free health screenings. Contact the Senior Center for more information.

Kudos Korner - David Webb and Peter Cole at Richland Tennis Center - Students from Binion Elementary School sent David and Peter a giant handmade card to thank them for participating in the school's annual Field Day event. David and Peter provided fun and interactive tennis drills for students in every grade level. Their lessons introduced many students to the sport of tennis and encouraged physical activity and movement for children of all ages.

J. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:53 p.m.

Oscar Trevino, Mayor

Traci Henderson, Assistant City Secretary