

**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
APRIL 8, 2024**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 8th day of April at 6:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Place 2
	Suzy Compton	Place 3
	Mason Orr	Place 4
	Blake Vaughn	Associate Mayor Pro Tem, Place 5
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Scott Turnage	Deputy Mayor Pro Tem, Place 6
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara White	Interim 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.

City Council had no questions for staff.

2. PRESENTATION AND DISCUSSION REGARDING AMENDMENTS TO CHAPTER 110 (SUBDIVISION REGULATIONS).

Director of Planning Clayton Comstock provided an overview of staff's progress to amend the city's subdivision regulations. The proposed amendments are the result of substantial changes in state law (2019 and 2023) and the approval of Proposition "I" of the Charter Amendment Election held on May 6, 2023. Staff received input from the public and industry professionals between March 1 through March 29. Based on public input, staff revised the proposed ordinance. The proposed ordinance provides for the final approval

by staff for amending plats, minor plats, and replats. The City Council has the final approval for preliminary plats and the Planning and Zoning Commission has the final approval for final plats. Mr. Comstock shared that the applicant may appeal staff's disapproval to the Planning and Zoning Commission. He also shared that staff may, for any reason, present a plat for approval to the Planning and Zoning Commission. He stated that flag lots are considered a special exception and would be considered by the Planning and Zoning Commission and City Council. The proposed subdivision regulations includes the recommendation of the Planning and Zoning Commission that the requirement of masonry screening walls apply to (1) any subdivision along C2U Major Collectors and larger; (2) any subdivision of five (5) lots or more along any street; (3) replat of an existing one lot residential subdivision is exempt; (4) requirement applies to side or rear lot lines adjacent to roadway and (5) owner/applicant has ability to seek a waiver. Lastly, the proposed ordinance revised the floodplain references and notations (Section 110-202, additional requirements for preliminary plat drawings) language. The Planning and Zoning Commission will conduct a third public hearing at their April 18 meeting and City Council will conduct a public hearing at their April 22 meeting. Staff proposes the effective date of July 1, 2024 for the ordinance.

3. DISCUSS REQUIREMENT OF HOUSE BILL 3, PASSED DURING THE 88TH LEGISLATIVE SESSION, REQUIRING AN ARMED SECURITY OFFICER FOR EACH DISTRICT CAMPUS.

Assistant Police Chief Jeff Garner provided an overview of the requirements of House Bill 3 passed by the 88th Legislature that went into effect September 1, 2023. The responsibility for compliance resides with the school district Board of Trustees to provide an armed security officer during regular school hours at each district campus. Pursuant to Texas Education Code 37.081, a school district may enter into a memorandum of understanding with a local department or commission their own police officers. Mr. Garner provided a historical overview of the School Resource Officer (SRO) Program. The city has partnered with the Birdville Independent School District (BISD) to provide school resource officers at various campuses since 1992. Currently, the city is providing four (4) resource officers on a 65/35 split with the school district paying 65%. There are 15 campuses in BISD and there is interest by BISD to provide licensed peace officers at each campus. Mr. Garner reviewed three preliminary options/estimates.

City Manager Paulette Hartman informed City Council the estimates discussed tonight are preliminary. Staff will continue their discussion with Dr. Stinson and she will report back to City Council.

City Council and staff discussed the number of North Richland Hills students that attend schools in the Keller Independent School District, how other cities/school districts are addressing the requirement, police department staffing, school guardians, the number of school days in the formula outlined by the police department to provide preliminary

estimates, timing to implement options discussed by staff, current officers employed by BISD, and collaborating with BISD.

Mayor Trevino asked Ms Hartman to visit with Dr. Stinson and provide an update to City Council.

4. DISCUSS AMENDING THE COUNCIL RULES OF PROCEDURE TO ALLOW VOTING ON FUTURE AGENDA ITEMS IN THE WORK SESSION.

Mayor Trevino announced that due to time restrictions that this item would be moved to the next meeting.

FUTURE AGENDA ITEM(S)

There were no requests from City Council for future agenda items.

EXECUTIVE SESSION

- 1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 8001 MAIN STREET, 8005 MAIN STREET AND 6816, 6820, 6824 AND 6828 MICKEY STREET.**
- 2. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 6701 DAVIS BOULEVARD, 8005 MAIN STREET AND 8029 MAIN STREET.**

Mayor Trevino announced at 7:01 p.m. that the City 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 - 8001 Main Street, 8005 Main Street and 6816, 6820, 6824 and 6828 Mickey Street and Section 551.087: Deliberation regarding Economic Development negotiations - 6701 Davis Boulevard, 8005 Main Street, and 8029 Main Street. Executive Session began at 7:03 p.m. and concluded at 7:12 p.m.

Mayor Trevino announced at 7:12 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 April 8, 2024 at 7:20 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1

Rita Wright Oujesky	Place 2
Suzy Compton	Place 3
Mason Orr	Place 4
Blake Vaughn	Associate Mayor Pro Tem, Place 5
Kelvin Deupree	Mayor Pro Tem, Place 7

Absent:	Scott Turnage	Deputy Mayor Pro Tem, Place 6
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Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara White	Interim 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 CEREMONIAL OATH OF OFFICE - CITY MANAGER PAULETTE HARTMAN

The ceremonial Oath of Office was administered to City Manager Paulette Hartman.

A.4 CITIZENS PRESENTATION

Ms. Kay Hancock, 5652 Traveller Drive, spoke on behalf of her homeowners association regarding the light pollution/glare from Public Storage in their backyards and houses. In response to her complaints filed with the city, the business made two adjustments, but it has not addressed the problem.

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

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APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER ORR, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE MARCH 25, 2024 CITY COUNCIL MEETING.

B.2 PLAT24-0061 CONSIDERATION OF A REQUEST FROM HERBERT S. BEASLEY LAND SURVEYORS LP FOR AN AMENDED PLAT OF LOT 5RA1, BLOCK 3, INDUSTRIAL PARK ADDITION, BEING 3.483 ACRES LOCATED AT 6401 WULIGER WAY.

C. PUBLIC HEARINGS

C.1 ZC24-0096, ORDINANCE NO. 3846, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BLUE MOUND CAFE FOR A SPECIAL USE PERMIT TO ALLOW A DEVIATION FROM THE LUMINOUS TUBE LIGHTING STANDARDS AT 6455 HILLTOP DRIVE, BEING 2.13 ACRES DESCRIBED AS LOT 2, BLOCK 3, TAPP ADDITION. WITHDRAWN BY THE PROPERTY OWNER.

WITHDRAWN

Mayor Trevino announced that the property owner withdrew the application and that no action was required by City Council. The item was published as a public hearing, and he opened the public hearing and asked if there was anyone present to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

THIS SPECIAL USE PERMIT WAS WITHDRAWN.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

- F.1 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH GARRETT DEMOLITION, INC. FOR THE DEMOLITION OF THE GREEN EXTREME ATTRACTION AT NRH2O FAMILY WATERPARK, IN ACCORDANCE WITH RFB 24-011, IN THE AMOUNT OF \$86,700.**

APPROVED

Director of Parks and Recreation Adrien Pekurney presented the item. Staff is requesting City Council award the contract to demolish the Green Extreme attraction to Garrett Demolition, Inc. If awarded, the completion timeline will be 16 days.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH GARRETT DEMOLITION, INC. FOR THE DEMOLITION OF THE GREEN EXTREME ATTRACTION AT NRH2O FAMILY WATERPARK, IN ACCORDANCE WITH RFB 24-011, IN THE AMOUNT OF \$86,700.

MOTION TO APPROVE CARRIED 6-0.

- F.2 APPROVE VOTING AND ALTERNATE MEMBERS TO THE FORT WORTH WHOLESALE CUSTOMER ADVISORY COMMITTEE FOR THE OCTOBER 1, 2023 TO THE SEPTEMBER 30, 2024 PERIOD.**

APPROVED

Assistant City Manager Caroline Waggoner presented the item. Staff seeks City Council's approval to appoint Caroline Waggoner and Trudy Lewis as the voting member and alternate member to the Fort Worth Wholesale Customer Advisory Committee, respectively.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE AGENDA ITEM F.2

MOTION TO APPROVE CARRIED 6-0.

- G.1 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA**

APPROVED

Mayor Trevino announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.072: Deliberate the purchase, exchange,

lease, or value of real property - 8001 Main Street, 8005 Main Street and 6816, 6820, 6824 and 6828 Mickey Street and Section 551.087: Deliberation regarding Economic Development negotiations - 6701 Davis Boulevard, 8005 Main Street, and 8029 Main Street.

Director of Economic Development Craig Hulse shared that the item for City Council's consideration is for property located in the Smithfield Transit Oriented Development (TOD) at Davis Boulevard and Main Street. Staff seeks City Council's consideration for a land exchange agreement with Smithfield Masonic Lodge No. 455 and PG Investco to facilitate new commercial development along Main Street. If approved, the city will receive the Masonic Lodge property located at 8001 and 8005 Main Street in exchange for 6820, 6824 and 6828 Mickey Court. The agreement provides for the Masonic Lodge to temporarily lease the property from the city until their new lodge is constructed. A companion item (G.2), economic development agreement with PG Investco, will also require action by the City Council.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER ORR TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LAND EXCHANGE AGREEMENT WITH SMITHFIELD MASONIC LODGE NO. 455 AND PG INVESTCO.

MOTION TO APPROVE CARRIED 6-0.

G.2 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

APPROVED

Mr. Hulse presented the item. Staff seeks City Council's consideration for an economic development agreement with PG Investco to facilitate new commercial development (7,700 square foot proposed commercial building). The agreement provides that (1) 70% of the building must be food service or entertainment uses, (2) developer required to establish an escrow account to cover food service and entertainment finish out construction costs, (3) upon the building being 100% leased, any remaining escrow funds will be released and (4) escrow funds will be released upon proof of lease agreement and paid invoices from finish out expenses.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT WITH PG INVESTCO.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Rodriguez made the following announcements.

NRH Animal Services is hosting a low-cost pet vaccination clinic on Saturday, April 13 from 10:00 a.m. until noon. Rabies vaccinations will be offered for only \$5.00 and pet microchipping will be available for \$30.00 Please visit the city's website or contact Animal Services for more details.

The Sounds of Spring Concert Series kicks off on Friday, April 19 with music by Wanda King starting at 7:00 p.m. on the City Hall Plaza. Admission is free and seating is on the lawn, so don't forget to bring a blanket or lawn chair. A variety of food trucks will be on-site for each concert. Please visit the city's website for more details.

NRH Parks & Recreation and the Fort Worth Mountain Bike Association invite the community to an open trail ride at the Fossil Creek Mountain Bike Trails on Saturday, April 20 from 10:00 a.m. to 11:30 a.m. Riders of all ages are welcome to attend. Please visit the city's website for more information.

Kudos Korner - Wayne Estep in Public Works - A resident emailed the city with appreciation for Wayne, who took the time to address his concerns about the work that a telecommunications contractor was performing in his neighborhood. "I appreciate the customer service and professionalism Wayne provided, especially since the project wasn't being performed by City employees. I think it reminds us all of what customer service really means," he said.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:44 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer