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 6, 2017

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 6th 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
	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
	Karen Bostic	Assistant City Manager
	Paulette Hartman	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	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

Mayor Trevino informed Council he will remove item B.3 from the consent agenda to allow a presentation by staff. There were no comments or objection from Council.

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

There was no one present to introduce at the meeting.

3. REVIEW AND DISCUSS THE UNITED STATES POSTAL SERVICE'S CLUSTER BOX UNIT POLICY.

Planning Manager Clayton Comstock presented item. The purpose of the item is to provide Council an update on the United States Postal Service (USPS) implementation of cluster mailboxes for new single family developments. The USPS conducted a webinar to communicate the initiative in the DFW area. The USPS is focused on efficiency and moving toward a centralized delivery nationwide. The area builders association has received the presentation. Staff is seeking Council's direction to determine if North Richland Hills wishes to implement design standards for the new requirement of cluster box units. Council discussed ancillary issues--trash receptacles and maintenance of receptacles and lighting and security--associated with cluster boxes. Council concurred that it would be in the best interest of the city to establish regulations. Council directed staff to research and develop regulations for consideration by the Planning and Zoning Commission and City Council.

EXECUTIVE SESSION

Mayor Trevino announced at 6:21 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 proerty - (1) 6609 Davis Boulevard; (2) 6617 Davis Boulevard; and (3) Iron Horse Boulevard at Browning Drive; and 551.074: personnel matters to deliberate the employment, evaluation, and duties of public employees - assistant city secretary. Executive Session began at 6:27 p.m. and concluded at 6:57 p.m.

Mayor Trevino announced at 6:58 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 March 6, 2017 at 7:02 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 Mike Benton gave the invocation.

A.2 PLEDGE

Council member Benton, with the assistance of Boy Scout John Amarante with Troop 280, led the pledge 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

Mayor Trevino removed item B.3 from the consent agenda. The item was discussed and action taken following the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE THE REMAINING ITEMS ON THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE MINUTES OF THE REGULAR FEBRUARY 27, 2017 CITY COUNCIL MEETING.

B.2 AWARD BID NO. 17-010 FOR AQUATIC CHEMICALS FOR NRH2O AND NRH CENTRE TO DCC INC., AND LESLIE'S POOLMART INC. IN AN AMOUNT NOT TO EXCEED $98,500.

B.4 CONSIDER RESOLUTION NO. 2017-008, TEXAS GOVERNOR'S OFFICE CRIMINAL JUSTICE PROGRAMS COMPETITIVE GRANT AND AUTHORIZE AN AGREEMENT WITH SPILLMAN TECHNOLOGIES, INC., TO UPGRADE THE POLICE DEPARTMENT'S CURRENT RECORDS MANAGEMENT SOFTWARE IN THE AMOUNT OF $73,845.00.

B.5 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH BELLPHI-ENVIRONMENTAL LLC FOR ABATEMENT AND DEMOLITION OF THE HOUSES LOCATED AT 6705, 6713, AND 6721 LARUE CIRCLE IN THE AMOUNT NOT TO EXCEED $57,333.00.

B.3 APPROVE RESOLUTION NO. 2017-010, RECEIVING THE CERTIFICATION OF UNOPPOSED CANDIDATES AND CANCELING THE MAY 6, 2017 GENERAL ELECTION.

APPROVED

City Secretary Alicia Richardson informed Council the purpose of Resolution No. 2017-010, is to receive the certification of unopposed candidates for the 2017 general election. The filing period for the 2017 general election began January 18, 2017 and concluded on February 17, 2017. The filing deadline for a write-in candidate to declare candidacy was February 21, 2017. The unopposed candidates are Tito Rodriguez, Place 1; Tom Lombard, Place 3; Mike Benton, Place 5; and Tim Welch, Place 7. Pursuant to Subchapter C of Chapter 2 of the Election Code, the City Council may declare each unopposed candidate elected to office and officially cancel the May 6, 2017 general election. The newly elected officials will be sworn into office at the May 15, 2017 City Council meeting.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE RESOLUTION NO. 2017-010.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 RP 2017-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 16 LTD. FOR A REPLAT OF HOME TOWN NRH WEST, PHASE 3, BLOCK D, LOT 5R ON 0.118 ACRES LOCATED AT 6221 SHERBERT DRIVE.

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 replat to change the 10-foot side building line on Morning Cloak Road to a 5-foot side building line. The area is designated on the Comprehensive Land Use Plan as Town Center and the current zoning is Town Center. Mr. Comstock provided site photos of the property.

Applicant representative Katherine Hodge, 3500 Maple Avenue, Suite 1165, Dallas, Texas 75219 presented request and was available to answer questions.

Mr. Comstock presented staff's report. The proposed replat changes the building line from 10-foot to 5-foot to accommodate anticipated construction of a house on the lot and provide a buildable area equivalent to other lots on the block. The Planning and Zoning Commission, at their February 16, 2017 meeting, recommended approval with a vote of 5-0.

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 MAYOR PRO TEM WELCH TO APROVE RP 2017-03.

MOTION TO APPROVE CARRIED 7-0.

C.2 RP 2017-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ARCADIA NRH 4 HOMETOWN, LLC FOR A REPLAT OF HOMETOWN CANAL DISTRICT, PHASE 4, BLOCK C, LOT 55R ON 0.113 ACRES LOCATED AT 8741 MCDONOUGH SREET.

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 replat for 0.113 acres located at 8741 McDonough Street. 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 Katherine Hodge, 3500 Maplewood, Suite 1165, Dallas, Texas 75219 presented request and was available to answer questions.

Mr. Comstock presented staff's report. The purpose of the request is to move the three-foot building line from the west lot line to the east lot line to accommodate

anticipated construction of a house on the lot. The Planning and Zoning Commission, at their February 16, 2017 meeting, recommended approval with a vote of 5-0.

Mayor Trevino called for anyone wishing to speak for or against the request to come forward.

Ms. Peggy Green, 8713 McDonough Street, asked if the green space would be decreased. Mr. Comstock informed Ms. Green the green space would not decrease, but would actually be wider. She informed Council that she is in favor of the item.

There being no one else wishing to speak, Mayor Trevino closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE RP 2017-02.

MOTION TO APPROVE CARRIED 7-0.

C.3 SUP 2017-01, ORDINANCE NO. 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. (ITEM POSTPONED BY PLANNING AND ZONING COMMISSION, CITY COUNCIL WILL CONSIDER ITEM ON MARCH 27, 2017)

Mayor Trevino informed Council the item was not acted on by the Planning and Zoning Commission at their March 2, 2017 meeting. As such, the City Council would not take any action due to there being no recommendation from the Planning and Zoning Commission. The public hearing notice was published in the Fort Worth Star Telegram to be held tonight. Mayor Trevino opened the public hearing and asked for anyone wishing to speak on the item to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing. He announced that City Council would conduct another public hearing on March 27, 2017.

NO ACTION TAKEN BY COUNCIL

C.4 TR 2017-03, ORDINANCE NO. 3451, PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 118-472 OF THE NORTH RICHLAND HILLS ZONING ORDINANCE REGARDING TOWNHOMES IN TRACTS 3A AND 3B OF THE TOWN CENTER ZONING DISTRICT.

APPROVED

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

Mr. Comstock informed Council the purpose of the text revision is to reduce the maximum number of townhomes allowed in Tracts 3A and 3B of the Town Center zoning district. In 2014, an ordinance was approved to reduce the maximum number of townhomes from 120 to 94. The proposed ordinance before Council this evening, will further reduce the maximum number of townhomes from 94 to 73. The Planning and Zoning Commission, at their March 6, 2017 meeting, recommended approval with a vote of 5-0.

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. 3451.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 FP 2017-01 CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT, PHASE 5A ON 12.924 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET AND ASSOCIATED PHASE 5 LIMITED DEVELOPMENT AGREEMENT.

APPROVED

Planning Manager Clayton Comstock informed Council he would provide a combined presentation for items D.1 and D.2. The applicant is requesting a final plat for Phase 5A of Hometown Canal District on 12.924 acres located south of Ice House Drive and west of Bridge Street. The companion item, D.2, is the final plat of Hometown Canal District, Phase 5B on 3.984 acres located southeast of the intersection of Ice House Drive and Bridge Street. 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 Katherine Hodge, 3500 Maple Avenue, Suite 1165, Dallas, 75219 summarized request and was available to answer questions.

Mr. Comstock presented staff's report. The development includes a total of 88 residential lots, which is comprised of 27 single family lots, 22 single family cottage lots, and 39 townhome lots. It will also include seven (7) open space lots, including one 2 1/2 acre

drainage feature that is designed to give the impression of a canal through the development. A Special Use Permit for the canal will come forward at the March 27 City Council meeting. The two proposed final plats have a cumulative total of 123 new single family residential lots. There is an area located on the north side of Ice House Drive that will include six (6) townhome lots. The Planning and Zoning Commission, at their February 16, 2017 meeting, recommended approval with a vote of 5-0.

Council and staff discussed parking for the six (6) townhome lots located north of Ice House Drive. There was concern with the patrons of NYTEX and Birdville High School parking on the street immediately in front of the townhome lots. Mr. Comstock informed Council the developer mentioned the possibility of utilizing a parking authority to establish reserved areas for residents. The developer is proposing there be no on-street parking on the south side of Mangham and Bridge Streets.

A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE FP 2017-01, INCLUDING THE ASSOCIATED PHASE 5 LIMITED DEVELOPMENT AGREEMENT.

MOTION TO APPROVE CARRIED 7-0.

D.2 FP 2017-02 CONSIDERATION OF A REQUEST FROM ARCADIA LAND PARTNERS 25, LTD FOR A FINAL PLAT OF HOMETOWN CANAL DISTRICT, PHASE 5B ON 3.984 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF ICE HOUSE DRIVE AND BRIDGE STREET.

APPROVED

This item was presented and discussed with item D.1

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE FP 2017-02.

MOTION TO APPROVE CARRIED 7-0.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

F.1 APPROVE RESOLUTION NO. 2017-011, CONTINUING PARTICIPATION IN TARRANT COUNTY'S HOME INVESTMENT PARTNERSHIP PROGRAM.

APPROVED

Assistant to the City Manager Kristin James informed Council the purpose of the request is to consider a resolution authorizing the city's renewal and participation in the HOME Program. The National Affordable Housing Act of 1990 (NAHA) created the HOME Program (administered by Tarrant County), which is intended to provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, and strengthen the ability of state and local government to provide housing and leverage private-sector participation. To participate in the program, the city must commit a 30% match on an annual basis. The maximum amount a municipality may request is $200,000. Staff is recommending approval of Resolution No. 2017-011 that provides for automatic renewal of the HOME Investment Partnership Grant for three years (2015-2017), requesting $120,000 in HOME Funds for 2017 and appropriation of $36,000 (30% matching funds). The matching funds will be subsidized by the Neighborhood Initiative Program.

In response to Council member Lombard's question, Ms. James informed Council that Tarrant County reports an average cost per project is $24,000 and covers approximately five (5) homes.

A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2017-011.

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 Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Wright Oujesky made the following announcements.

Mark your calendars for the 7th annual Mayor’s 5K Walk on Saturday, April 1. The walk will begin at 9:00 a.m. from the parking lot of the NRH Centre, with a warm-up starting at 8:45 a.m. Registration is free and may be completed online or by calling the NRH Centre.

The NRH Centre will also host a free “April Pools Day” event from 11:00 a.m. to 2:00 p.m. on Saturday, April 1. The community is invited to learn about water safety in a fun and interactive way for the entire family. You can find more information online, or by

contacting the NRH Centre.

Kudos Korner - Stan Tinney, Russel Andrews, Cole Belew, Jason Ticknor, Robert Chilton, Eric Gudjohnsen, Mary Sullivan, Brandon Moore, Adam Pendergrass, Mark Powers, Cary Sieve and Eddy Wood in the Fire Department - A security officer for an apartment community emailed thanks and praise for the Fire Department personnel that responded to a fire at the complex. They were the "most professional and caring human beings I have ever encountered," he said. "You and your city have done a great job in hiring professional leaders. Please express my sincerest thankfulness to these men and women."

Mayor Trevino recognized City Secretary Alicia Richardson for obtaining her third recertification in the Texas Municipal Clerks Association Program.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:46 p.m.

_____
Oscar Trevino, Mayor

_____
Alicia Richardson, City Secretary