

**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  
OCTOBER 23, 2017**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 23rd day of October at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

Present:	Oscar Trevino	Mayor
	Scott Turnage	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
	Tim Welch	Council, Place 7

Staff Members:	Mark Hindman	City Manager
	Karen Bostic	Assistant City Manager
	Mike Curtis	Managing Director
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	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.**

There was no one present to introduce at the meeting.

**EXECUTIVE SESSION**

Mayor Trevino announced at 6:01 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 - (1) 7301 NE Loop 820 and (2) Lot 1 and 2, Block 25 Snow Heights Addition and Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - City Manager and City Attorney. Executive Session began at 6:06 p.m. and concluded at 6:50 p.m.

Mayor Trevino announced at 6:50 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 October 23, 2017 at 7:03 p.m.

Present:	Oscar Trevino	Mayor
	Scott Turnage	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
	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 MAYOR PRO TEM TURNAGE TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 7-0.**

- B.1 APPROVE MINUTES OF THE OCTOBER 2, 2017 REGULAR CITY COUNCIL MEETING.**
- B.2 AUTHORIZE THE PURCHASE OF FUEL FOR CITY VEHICLES AND EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$474,457 USING THE TARRANT COUNTY CONTRACT WITH MARTIN EAGLE OIL COMPANY.**
- B.3 CONSIDER ORDINANCE NO. 3479, AMENDING ARTICLE III OF THE CODE OF ORDINANCES OF THE CITY OF NORTH RICHLAND HILLS, SECTIONS 58-81 AND 58-83, CONCERNING TERMS AND QUALIFICATIONS OF BOARD MEMBERS FOR THE TEEN COURT ADVISORY BOARD.**
- B.4 CONSIDER AWARD OF RFP 17-024 FOR DISCRETIONARY INVESTMENT MANAGEMENT AND CONSULTING SERVICES AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PFM MANAGEMENT IN AN AMOUNT NOT TO EXCEED \$91,000 FOR THE INITIAL 2 YEAR TERM.**
- B.5 CONSIDER AGREEMENT WITH 3I ADVERTISING LLC FOR THE DESIGN AND PURCHASE OF MEDIA ADVERTISING FOR NRH20 FAMILY WATER PARK IN AN AMOUNT NOT TO EXCEED \$270,000.**
- B.6 AUTHORIZE PAYMENT TO MOTOROLA SOLUTIONS, INC., FOR THE ANNUAL PUBLIC SAFETY RADIO MAINTENANCE AGREEMENT IN THE AMOUNT OF \$293,284.68.**

#### **C. PUBLIC HEARINGS**

**C.1 ZC 2017-14, ORDINANCE NO. 3483, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CROMWELL HOSPITALITY, LLC, FOR A ZONING CHANGE FROM TOWN CENTER NEIGHBORHOOD CENTER TO TOWN CENTER NEIGHBORHOOD CORE AT 9005 GRAND AVENUE, BEING 2.213 ACRES DESCRIBED AS TRACT 1H AND A PORTION OF TRACT 1A, LONDON C WALKER SURVEY, ABSTRACT 1652.**

**DENIED**

Mayor Trevino opened the public hearings for item C.1 (ZC 2017-14, Ordinance No. 3483) and C.2 (SUP 2017-07, Ordinance No. 3484). He discussed the zoning process and why the item is before Council this evening. He reviewed the history of Hometown and recapped what is allowed by right per the zoning ordinance. He called on Planning Manager Clayton Comstock to introduce the items.

Mr. Comstock presented items C.1 and C.2. He informed Council the applicant is requesting a zoning change from Town Center Neighborhood Center to Town Center Neighborhood Core. The companion item (C.2) is a special use permit for a hotel. The area is designated on the Comprehensive Land Use Plan as public/semi-public. Mr. Comstock provided site photos of the property and reviewed the Town Center Zoning District and Master Plan.

Applicant representative Sanjiv Melwani, 6807 Lakehurst Avenue, Dallas, Texas presented the request.

Principal Planner Clayton Husband provided a summary of the hotel site building plans and examples of hotel and neighborhoods adjacent to schools.

City Engineer Caroline Waggoner provided an overview of the 2008 traffic analysis conducted for HomeTown.

Economic Development Director Craig Hulse provided an overview of hotel market research and location.

Mr. Comstock presented staff's report and the Development Review Committee's recommendations.

- Any windows provided on the west and east elevations of the building shall be translucent for the purpose of daylighting only.
- The door on the west side of the building shall be an emergency exit only door equipped with a Knox-Box for emergency/fire access. No public or guest ingress shall be permitted.

- This Special Use Permit is for the TownePlace Suites by Marriott name or brand only. Any name or brand change shall require approval of a revised Special Use Permit.
- Prior to building permits, final Site Plan and building architecture approval shall be subject to the Town Center Architect, Town Center Design Review Board, and city Development Review Committee. The general building, driveway, landscaping, amenity and parking locations shall not vary significantly from the approved SUP exhibits.
- The hotel owner/operator shall join and be a member of the Town Center Property Owners Association.
- A continuous landscape strip shall be provided between the back of street curb and the sidewalk and shall include 4-inch caliper Red Oaks planted 30-foot on-center.

The Planning and Zoning Commission, at their October 5, 2017 meeting, recommended approval subject to recommendations of the Development Review Committee.

In response to a request from Mayor Trevino, City Attorney Maleshia McGinnis advised that the Open Meetings Act prevents the City Council from discussing or deliberating an item outside a posted and open meeting.

Mayor Trevino announced that the City Council is in receipt and has read every email from the public regarding the proposed request before them this evening. The major objections noted in the emails include: proximity to school; worried about strangers; multi-story does not fit with character of area; hotel will become rundown or vacant; extended stay; not in original HomeTown plan; and will reduce property values.

The following people spoke in opposition: Laura Cohen, 5813 Winterpark Drive; Sharon Fleming, 8109 Bridge Street; Wesley Jones, 8617 Summer Tree Lane; Greg Pierce, 8312 Euclid Avenue; Benjamin Buckley, 5916 Pedernales Ridge; Kimberly Buckley, 5916 Pedernales Ridge; Nicole Anderson, 6229 Sherbert Drive; JoAnn Holmes, 6028 Frost; Deborah Massey, 5921 Dripping Spring Court; Sam Akins, 8600 Beetlenut Lane; Brett Giese, 8304 Euclid Avenue; Bruce Giese, 5528 Wood View Street; Sara Draper, 5817 Arbor Road; Carol Brandt, 8908 Amundson Drive; William Livesey, 5950 Lake Way Mews; Andy Meek, 8312 Bridge Street; Barb Foley, 6305 Shirley Drive; Howard L. Skinner, Jr., 6013 Winter Park Drive; James Rhodes, 9108 Nob Hill Drive; Rebecca Bolstad, 6220 Winter Park Drive; John H. Osborne (group representative, spoke for eleven individuals) 8528 Bridge Street; Matthew Banez (group representative, spoke for ten individuals) 6016 Monterey Mews; Brandon Verona, 7916 Mimosa Drive; William Walter, 6101 Lakeway; and Jennifer Mathews, 5813 Lake Way.

The following people spoke in support: Brian Sikorski, 7828 Clover Leaf Drive; Tina

McDonald, 7532 Steward Lane; and Scott Plourde, 8851 Ice House Drive.

The following people did not wish to speak, but completed a public meeting appearance card noting their opposition: Ray Whiteman, 6500 Rock Springs; Brad Burt, 8753 McDonough Street; Kevin McCarty, 8733 Bridge Street; Katie Pierce, 8312 Euclid Avenue; Shantee Jacques, 7916 Red River Run; Julie Welty Nguyen, 8516 Newman; Barbara J. Cofer, 8632 Summer Tree Lane; Bryan E. Foley, 6305 Shirley Drive; Barbara Dietz, 8621 Passion Vine Street; Jared Ross, 6024 Morningside Drive; Stan Hunt, 8412 Bridge Street; David Kazyaka, 6224 Winter Park Drive; John Blackburn, 6021 Roaring Springs Drive; Robert Allen, 6004 Frost Street; Kelly Fann, 8616 Nichols Way; Lynn Fann, 8520 Bridge Street; Thien Nguyen, 8516 Newman Drive; John Hollis, 6412 Brynwyck Lane; William T. Walters, 6101 Lake Way; Donna Reid, 8308 Main Street; Gini Connolly, 6117 Pleasant Dream Street; Gail Lowry, 6213 Sherbert Drive; James Spiller, 6601 Simmons Road; Tabatha Spiller, 6601 Simmons Road; Ashley Creecy, 6900 Jessica Court; Ronald Creecy, 6900 Jessica Court; Lorna Dean, 8616 Olmstead Terrace; Natalie Newton, 6804 Brazos Bend Drive; Deborah Martinez 8777 Bridge Street; Marion D. Williams, 9008 Courtenay Street, # 6115; Brian James, 6832 Clift Street; Theresa Skinner, 6013 Winter Park Drive; Ashlee Donahey, 6408 Simmons Roads; Craig Morris, 8725 Madrid Street; John P. Kane, Jr., 6205 Sherbert Drive; Ben Galaviz, 5913 Cripple Creek Trail; Mary Henry, 6237 Winter Park Drive; Lesley Henry, 6237 Winter Park Drive; Beth Porter, 7001 Santiago Court; Howard Reid, 8308 Main Street; Kathy Murray, 8525 Olmstead Terrace; James M. Murray, 8525 Olmstead Terrace; Donna Reid, 8308 Main Street; Steve Jackson, 8320 Euclid Avenue; Taresa Lucas, 8005 Bridge Street; Chris Connolly, 6117 Pleasant Dream; Deborah Meek, 8312 Bridge Street; Yvonne Waiser, 6220 Lake Way; Chris Drake, 8513 Newman Drive; Gail Carlson, 6421 Amundson Road; Marisa Hayes, 8601 Ice House Drive #7311; Roy S. Jones, 6068 Lake Way Mews; John Beacom, 8605 Hudson Street; Gary Kelley, 7628 Northfield; Catherine L. Kazyaka, 6224 Winter Park Drive; Boyd Dollar, 8604 Nichols Way; Ryan Mann, 6005 Madelyn Mews; Debbie Erwin, 8401 Bridge Street; J. Nell Raper Boren, 6209 Sherbert Drive; Avis Sorenson, 8628 Bridge Street; Jerry Sorenson, 8628 Bridge Street; Charles Caldwell, 8621 Bridge Street; Cortney Cooper, 6028 Morningside Drive; Kimberly Bradstreet, 5901 Cripple Creek Trail; Russell Wood, 8400 Shady Oaks Drive; Pat Franklin, 5801 Arbor Road; Tarland and Frankie Beauchamp, 8609 Bridge Street; Mary Robbins, 8764 Madrid Street; Mary Hunter, 7916 Mimosa Drive; David White, 6828 Walter Street; Ken C. Johnson, 6024 Frost Street; Cheryl F. Johnson, 6024 Frost Street; Lupita C. Davis, 6105 Lake Way; Masden Davis, 6105 Lake Way; Connie Vaughn, 8765 Bridge Street; David Jones, 6145 Cliffbrook Drive; Mary L. Brejot, 8044 Mimosa Drive; Glenda Darlene Blackburn, 6021 Roaring Springs Drive; Lulu Lyle, 8757 McDonough Street; Paul Yim, 8520 Hudson Street; Bailey L. Corbett, Jr., 8517 Olmstead Terrace; Heather Spinks, 6808 Brazos Bend Drive; Teresa Beihl, 6008 Monterey Mews; Jeanette Corbett, 8517 Olmstead Terrace; Barbara McCarty, 8733 Bridge Street; Kathleen Burch, 6005 Madelyn Mews; Jennifer Grierson, 8401 Emerald Circle, and

Marco Masini, 8616 Nichols Way.

The following people did not wish to speak, but completed a public meeting appearance card noting their support: Mandi Sullins, 3628 Holland Drive; Jami Shackelford, 8412 Ruthette Drive; and Peggy Green, 8733 McDonough.

The following people completed a public meeting appearance card to speak in opposition, but did not present themselves when their name was called: Hannah Boles, 8761 McDonough Street; David Shockley, 8761 McDonough; Jennifer Giese, 8304 Euclid Avenue and Jaylon Buie. The following were in support, but not present when their name was called Jayashree Narayana, 8516 Bridge Street and Carrie Lee, 6237 Warrington Place, Forth Worth.

Mayor Trevino closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER BARTH, SECONDED BY COUNCIL MEMBER LOMBARD TO DENY ORDINANCE NO. 3483.**

**MOTION TO DENY CARRIED 7-0.**

**C.2 SUP 2017-07, ORDINANCE NO. 3484, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JDJR ENGINEERS & CONSULTANTS, INC., FOR A SPECIAL USE PERMIT FOR A "HOTEL" AT 9005 GRAND AVENUE, BEING 2.213 ACRES DESCRIBED AS TRACT 1H AND A PORTION OF TRACT 1A, LANDON C WALKER SURVEY, ABSTRACT 1652.**

**DENIED**

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

**A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER WELCH TO DENY ORDINANCE NO. 3484.**

**MOTION TO DENY CARRIED 7-0.**

#### **D. PLANNING AND DEVELOPMENT**

There were no items for this category.

Mayor Trevino recessed the meeting at 10:41 p.m. Mayor Pro Tem Turnage reconvened the meeting at 10:50 p.m., with the same members present excluding Mayor Trevino.

**E. PUBLIC WORKS**

- E.1 APPROVE RESOLUTION NO. 2017-041, SETTING DECEMBER 11, 2017 AS THE DATE TO CONDUCT A PUBLIC HEARING AND TO DISCUSS AND REVIEW THE UPDATE OF IMPACT FEE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS AND TO DETERMINE WHETHER TO AMEND SUCH ASSUMPTIONS, PLANS AND IMPACT FEES, PURSUANT TO CHAPTER 395 OF THE LOCAL GOVERNMENT CODE.**

**APPROVED**

City Engineer Caroline Waggoner presented item. The purpose of the item is to set the date for a public hearing to consider and take action on the land use assumptions, capital improvement plans for water and wastewater, and impact fee structure.

Council had no questions for staff.

Mayor Trevino returned to the dais at 10:52 p.m.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2017-041.**

**MOTION TO APPROVE CARRIED 7-0.**

**F. GENERAL ITEMS**

- F.1 AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT AMENDMENT WITH DEAN ELECTRIC INC. DBA DEAN CONSTRUCTION FOR CONSTRUCTION MANAGER AT RISK SERVICES ESTABLISHING THE GUARANTEED MAXIMUM PRICE FOR THE CONSTRUCTION OF THE NORTHFIELD PARK RENOVATION PROJECT IN THE AMOUNT OF \$5,613,523.**

**APPROVED**

Assistant Park and Recreation Director Bill Thornton presented item. The purpose of the item is to amend the existing contract with Dean Construction for construction manager at risk (CMAR) services associated with construction of the Northfield Park Renovation Project. The proposed amendment establishes a new guaranteed maximum price (GMP).



**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE ITEM F.1.**

**MOTION TO APPROVE CARRIED 7-0.**

**F.2 CONSIDER RESOLUTION NO. 2017-042, APPOINTING A MEMBER TO THE PLANNING AND ZONING COMMISSION.**

**APPROVED**

City Secretary Alicia Richardson informed Council the item for their consideration this evening is to consider Mayor Trevino's recommendation to appoint Robert Housewright to the Planning and Zoning Commission. Mayor Trevino is recommending Mr. Housewright be appointed as Ex-Officio to the Planning and Zoning Commission, term expiring June 30, 2018.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM TURNAGE TO APPROVE ITEM F.2.**

**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 there is no action necessary as result of executive session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Rodriguez made the following announcements.

The NRH Senior Center Craft Fair will be held this Wednesday and Thursday, October 25 and 26 from 9:00 a.m. to 6:00 p.m. in the Grand Hall at the NRH Centre. A wide variety of handmade crafts, clothing, jewelry, art and décor will be available to purchase. Please contact the Senior Center for more information.

Join us for Hoot n' Howl this Saturday, October 28 from 5:00 p.m. to 9:00 p.m. at Green Valley Park. Activities include a costume parade, haunted hayride, midway games, puppet show and candy for all. Contact the Parks Department for more information.

Early voting began today and continues through November 3 for a statewide election to

amend the Texas Constitution. You can vote early at the Dan Echols Center in North Richland Hills or at any other early voting location in Tarrant County. A link to the sample ballot and explanatory statements can be found on our website. If you have questions regarding when or where to vote, please contact the Tarrant County Elections Office at 817-831- 8683.

Kudos Korner - John Baxter, Michael Salazar, Cody Lewis and Chuck Guerra in the Parks Department - A softball coach expressed thanks for the outstanding job the Parks Department did in getting the fields ready for a tournament after a severe thunderstorm left them in unplayable conditions. She heard a lot of compliments on how well the fields were maintained. She also thanked the crew for their upkeep and maintenance of the park restroom facilities. She said their attention to detail makes a big difference and sets NRH parks apart from other area parks.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 11:00 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson, City Secretary