

**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  
JUNE 25, 2018**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 25th day of June at 6:00 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
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Absent:	Tito Rodriguez	Council, Place 1
	Brent Barrow	Council, Place 4
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. McGinnis	City Attorney

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 6:00 p.m.

**1. MID YEAR BUDGET REVIEW**

Director of Budget and Research Robert Myers provided Council with an overview of the 2017/2018 budget. The General Fund is slightly over the adopted budget with revenues at \$195,402 and expenditures at \$95,740. Staff forecasts a positive year-end balance of \$99,662. The year-to-date property tax collections of \$15,888,340 are currently forecast to come in above the adopted budget of \$15,966,660. The Crime Control District Fund is slightly over the adopted budget with revenues at \$46,285 and expenditures at \$30,158. Staff forecasts a positive year-end balance of \$16,127. The Parks and Recreation Fund revenues and expenditures are slightly over the adopted budget with revenues at

\$153,537 and expenditures at \$65,818. Staff forecasts a positive year-end balance of \$87,719. The Self Insurance Fund revenues and expenditures are slightly over the adopted budget with revenues at \$97,235 and expenditures at \$37,700. Staff forecasts a positive year-end balance of \$59,535. The Utility Fund revenues and expenditures are slightly below the adopted budget with revenues at \$1,704,099 and expenditures at \$0. The annual encumbrance roll is \$89,843. Staff forecasts a negative year-end balance of \$1,704,099.

Council had no questions for staff.

## **2. DISCUSS ITEMS FROM REGULAR COUNCIL MEETING.**

Council had no questions for staff.

## **3. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE OR CITIZEN.**

There was no one present to introduce at the meeting.

## **EXECUTIVE SESSION**

### **1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 7301 NE LOOP 820**

Mayor Trevino announced at 6:17 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 - 7301 NE Loop 820. Executive Session began at 6:20 p.m. and concluded at 6:24 p.m.

Mayor Trevino announced at 6:25 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 June 25, 2018 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Scott Turnage	Council, Place 6

	Tim Welch	Council, Place 7
Absent:	Tito Rodriguez	Council, Place 1
	Brent Barrow	Council, Place 4
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)**

### **A.3.1 2017 UNITED WAY CAMPAIGN PRESENTATION**

United Way Chair Kathy Corley introduced the following committee members who were present at the meeting: Lisandra Leal, David Webb, Eva Ramirez, Teddi Zonker, Cheryl Booth, Amy Stephens, John Thorpe, Christy Hardy, Jesse Francis, Cindy Garvin, Raechelle Ballinger, Rick Hulme and Meagan Findley. Members not in attendance include: Robert Alt, Katherine Ratcliff, Jennifer Stephens, Nancy Holcomb, Jennipher Castellanos, Eliza Margenau, Rebecca Vinson, Chad VanSteenberg, Stephanie Hee, Tanner Arnwine, Margaret Ragus, Darla Hearne, Patti Ramos, Mary Sullivan, Bianca Ortiz, Felisiano Yanes and Marrk Collier.

The United Way Campaign exceeded their \$62,500 goal by raising \$73,304.78. Ms. Corley and United Way Committee members presented the check to United Way representatives TD Smyers, President and CEO and Faye Beaulieu, Regional Director Northeast of Tarrant County.

### **A.3.2 NORTHEAST TARRANT TEEN COURT ADVISORY BOARD SCHOLARSHIP PRESENTATION**

Teen Court Coordinator Heather Hollingsworth introduced Teen Court Chair Karen Russell.

Teen Court Chair Karen Russell and board member Mandi Sullins presented scholarship awards to Adrian Villegas in the amount of \$1,500 and Connor McClure in the amount

\$1,000. Two scholarship recipients were not able to attend the meeting. Phoebe Haun received a scholarship in the amount of \$1,500 and Anissa Prieto received a scholarship in the amount of \$1,000.

#### **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 5-0.**

**B.1 APPROVE MINUTES OF THE REGULAR JUNE 4, 2018 CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF ROCKWALL FOR SLURRY SEALING.**

**B.3 APPROVE THE AWARD OF REQUEST FOR PROPOSAL #17-021 FOR FORENSIC LABORATORY SERVICES AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH NATIONAL MEDICAL SERVICES, INC. D/B/A NMS LABS (NMS LABS).**

**B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT BETWEEN NORTH RICHLAND HILLS AND THE CITY OF FORT WORTH FOR REIMBURSEMENT OF OVERTIME SALARY COSTS ASSOCIATED WITH THE NORTH TEXAS ANTI-GANG CENTER TASK FORCE.**

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

**C.1 RP 2018-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DEAN SURVEYORS FOR A REPLAT OF LOT 5D, BLOCK 3, J.L. AUTREY ADDITION, BEING 0.1033 ACRES LOCATED AT 4024 RITA BETH STREET.**

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**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed Council the applicant is requesting a replat for 0.1033 acres located at 4024 Rita Beth Street. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is R-3 single family residential. Mr. Husband provided site photos of the property.

Applicant Ronnie Dean with Dean Surveyors located at 1292 Highway 157 North, Mansfield, Texas was present to address questions from Council.

Council had no questions for applicant.

Mr. Husband presented staff's report. The property was originally platted in 1951, at which time Block 3 was platted as a single lot at the southeast corner of Rita Beth Street and Glenview Drive. The lot was further subdivided by deed and the remaining 50 feet of the original block is for Council's consideration. The property is currently vacant and the owner proposes to build a new single family residence. The Planning and Zoning Commission, at their June 7, 2018 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 WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE RP 2018-03.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.2 FP 2018-02 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CORWIN ENGINEERING, INC., FOR A FINAL PLAT OF MEADOW CREST, BEING 9.413 ACRES LOCATED AT 6801 DICK LEWIS 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 final plat for 9.413 acres located at 6801 Dick Lewis Drive. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is RI-PD residential infill planned development. Mr. Comstock presented site photos of the property.

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Applicant representative Warren Corwin with Corwin Engineering located at 200 West Belmont, Allen, Texas presented request and was available to answer questions from Council.

Council had no questions for the applicant.

Mr. Comstock presented staff's report. The zoning change for this property was approved by Council at their December 11, 2017 meeting. The final plat proposes 94 townhouse lots and 16 open space lots with street entrances proposed on Dick Lewis Drive and Meadow Crest Drive. The development includes an opportunity for a future street connection to properties located east of site on Lewis Court. The Planning and Zoning Commission, at their June 7, 2018 meeting, recommended approval with a vote of 5-0.

In response to Council member Wright Oujesky's question, Mr. Comstock informed Council the city can not require the applicant to replace the wooden fence located on the east side of the development as a condition of approval for this item.

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 WELCH, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE FP 2018-02.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.3 ZC 2018-07, ORDINANCE NO. 3518, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 6812 HEWITT STREET, BEING 1.225 ACRES DESCRIBED AS TRACT 2J, JOHN MCCOMMAS SURVEY, ABSTRACT 1040.**

**APPROVED**

Mayor Trevino opened the public hearing for item C.3, Ordinance No. 3518. Mayor Trevino announced that items C.3 and D.1 would be presented together, but Council would take separate action on each item.

Mr. Husband informed Council the applicant is requesting a zoning change for 1.225 acres located at 6812 Hewitt Street. The area is designated on the Comprehensive Land Use Plan as low density residential and the current zoning is agricultural. The accompanying item is the final plat for the same property (Lot 3, Block 3, Mollie B.

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Collins Addition). Mr. Husband presented site photos of the property.

Applicant representative Trevor Truss with Hamilton Duffy located at 8251 Mid Cities Boulevard, North Richland Hills presented request and was available to answer questions from Council. Mr. Truss informed Council they are requesting the replat for the construction of a new residence.

Council had no questions for the applicant.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their June 7, 2018 meeting, recommended approval with a vote of 5-0 for the zoning change and replat.

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 WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3518.**

**MOTION TO APPROVE CARRIED 5-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2018-03 CONSIDERATION OF A REQUEST FROM SPRY SURVEYORS FOR A FINAL PLAT OF LOT 3, BLOCK 3, MOLLIE B. COLLINS ADDITION, BEING 1.225 ACRES LOCATED AT 6812 HEWITT STREET.**

**APPROVED**

This item was presented in conjunction with item C.3.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE FP 2018-03.**

**MOTION TO APPROVE CARRIED 5-0.**

**E. PUBLIC WORKS**

There were no items for this category.

**F. GENERAL ITEMS**

**F.1 CONSIDER RESOLUTION NO. 2018-017, FY2019 GRANT FROM THE OFFICE OF THE GOVERNOR TO CONTINUE THE NORTH TEXAS ANTI-GANG CENTER.**

**APPROVED**

Director of Public Safety Jimmy Perdue presented item.

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE RESOLUTION NO. 2018-017.**

**MOTION TO APPROVE CARRIED 5-0.**

**F.2 CONSIDER RESOLUTION NO. 2018-019, APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS AND COMMITTEES.**

**APPROVED**

City Secretary Alicia Richardson presented the annual board appointments for Council's consideration.

**Construction Code Board of Appeals**

- Kurt Cameron Place 2 June 30, 2020
- Phillip Varughese Place 3 June 30, 2019
- \* \_\_\_\_\_ Place 4 June 30, 2020
- Lloyd Robinson Place 6 June 30, 2020

\*Place 4 to be appointed at a later date

**Keep North Richland Hills Beautiful Commission**

- Amy Steele Place 2 June 30, 2020
- MiShon Landry Place 4 June 30, 2020
- Kathy Luppy, Chairman Place 6 June 30, 2020
- Jose (Rene) Martinez Alternate June 30, 2020

**Library Board**

- John Keigley Place 2 June 30, 2020
- Holly Mitchell Place 4 June 30, 2020
- Donna Stallard Place 6 June 30, 2020
- Holly Mitchell Alternate June 30, 2020

**Park and Recreation Board**

- Suzy Compton Place 2 June 30, 2020
- Vanessa Copeland Place 4 June 30, 2020
- Dianne Spradling Place 6 June 30, 2020

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- Ken Reeves                      Alternate    June 30, 2020

#### Planning & Zoning Commission and Capital Improvement Advisory Committee

- Gerald Tyner                      Place 2    June 30, 2020
- Sarah Olvey                      Place 4    June 30, 2020
- Mason Orr                      Place 6    June 30, 2020
- Kelvin Deupree                      Ex-Officio    June 30, 2020

#### Substandard Building Board

- Bill Wait                      Place 2    June 30, 2020
- \* \_\_\_\_\_ Place 4    June 30, 2020
- Brian Crowson    Place 6    June 30, 2020

\* Place 4 to be appointed at a later date

#### Teen Court Advisory Board

- Janet Golightly    Place 2    June 30, 2020
- Mandi Sullins    Place 4    June 30, 2020
- Karen Russell    Place 6    June 30, 2020

#### Zoning Board of Adjustment

- Thomas Clemmons    Place 2A    June 30, 2020
- Steve Koons                      Place 3A    June 30, 2019
- Fonda Kunkel                      Place 4    June 30, 2020
- Bill Gibbs                      Place 6    June 30, 2020

#### Civil Service Commission

- Sally Bustamante    Position 1    June 30, 2019
- September Daniel    Position 2    June 30, 2019
- Russ Juren                      Position 4    June 30, 2020
- Suzy Compton                      Position 5    June 30, 2021
- Melissa Kates                      Ex-Officio    June 30, 2020
- Ken Reeves                      Ex-Officio    June 30, 2020

#### Parks and Recreation Facilities Development Corporation

- Tim Welch                      Place 1    June 30, 2020
- Tracye Tipps                      Place 5    June 30, 2020
- Suzy Compton                      Place 7    June 30, 2020

#### Red Light Camera Advisory Committee

- Jim Bowen                      Mayor Appointee    June 30, 2019

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- Bob McCary                      Place 1                      June 30, 2019
- Richard Wood                      Place 2                      June 30, 2019
- Charlie Ott                      Place 3                      June 30, 2019
- Steve Koons                      Place 4                      June 30, 2019
- Jerry Tyner                      Place 5                      June 30, 2019
- Pam Hansen                      Place 6                      June 30, 2019
- Brandon Kelley                      Place 7                      June 30, 2019

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE RESOLUTION NO. 2018-019, AS DISCUSSED.**

**MOTION TO APPROVE CARRIED 5-0.**

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

**APPROVED**

Mayor Trevino announced that action is necessary as the result of Executive Session.

City Manager Mark Hindman presented item.

**A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN EARNEST MONEY CONTRACT AND ANY NECESSARY AND RELATED DOCUMENTS TO EFFECT THE SALE FOR 7301 NORTHEAST LOOP 820 WITH JOHN ROEDER, REGAL CENTER, LLC AND ROEDER HOLDINGS LLC, OR THEIR ASSIGNS FOR \$2,500,000.**

**MOTION TO APPROVE CARRIED 5-0.**

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Lombard made the following announcements.

City Hall and other non-emergency city offices will be closed on Wednesday, July 4, 2018 in observance of Independence Day. The Library, Animal Adoption & Rescue

Center and Tennis Center will also be closed. NRH2O Family Water Park, Iron Horse Golf Course and the NRH Centre will be open.

Join us at the Northeast Tarrant Family 4th Celebration on Wednesday, July 4, 2018. There will be food and fun starting at 5:00 p.m. and a free concert by Holly Tucker at 8:00 p.m. The fireworks will begin at approximately 9:30 p.m. Parking is available at 6351 Boulevard 26 and at Wiley G. Thomas Coliseum. You can find more information on our website or by contacting the Northeast Tarrant Chamber of Commerce.

Kudos Korner - Benjamin Cobb in the Police Department - A citizen said Officer Cobb came to her rescue by changing her flat tire in the hot summer heat. She told him she would have it towed to the shop, but he insisted it is his job to help. He smiled the whole time and said how much he loves his job. She was very thankful and stated, "It makes me feel so proud to live in a city with such amazing police officers."

#### I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:49 p.m.

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Oscar Trevino, Mayor

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Alicia Richardson, City Secretary