

**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  
JULY 9, 2018**

**WORK SESSION**

**CALL TO ORDER**

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of July at 4:30 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
	Tito Rodriguez	Council, Place 1
	Brent Barrow	Council, Place 4 (present at 4:41 p.m.)
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Absent:	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3

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 (present at 5:38 p.m.)
	Traci Henderson	Assistant City Secretary
	Maleshia B. McGinnis	City Attorney

**1. FISCAL YEAR 2018/19 BUDGET WORK SESSION**

City Manager Mark Hindman informed Council the budget work session includes an overview of the following: economic development, human resources, property values and program additions/modifications. Mr. Hindman shared that the city's population has increased 10% since 2010. The tax base has grown during those ten years, with the growth coming in the last three years. Revenue from sales tax continues to grow, but at a moderate pace. The city continues to lose revenue to online retailers. Municipalities are awaiting the Supreme Court's ruling and ultimately legislation to provide a solution with regard to lost revenue from online sales. While growth is a good, it places an increased demand for city services. Although growth has been incremental, providing resources

generally happens instantaneously. The three major additions in the proposed 2018/2019 budget include (1) staffing for a fourth ambulance unit, (2) additional police patrol officers, and (3) street maintenance. Mr. Hindman informed Council, the proposed program additions for public safety are due to increased calls for service. The calls for EMS have increased by 26% over the past eight years and the current ambulance units cannot meet the demand. The police department has also seen an increase in calls (patrol) during the past three years by 2% every year. While police officers have been added over the years to address crime issues, the last patrol officers added to the force was in 2001. Lastly, he is proposing funding to address street maintenance. The street conditions in North Richland Hills have been a high priority in recent city surveys and a topic of discussion in social media. During the period of 2010-2015, the city has contributed approximately \$800,000 per year for street maintenance. In 2015, the funding was increased to 1 million. Nonetheless, the funding is not adequate to address street maintenance. He commented that the last street bond program was in 2003. Mr. Hindman advised that the expanded programs proposed for Council's consideration may require a tax revenue increase.

Director of Economic Development Craig Hulse provided Council with an economic development overview. North Richland Hills is trending slightly above average as Northeast Tarrant as a whole is 3% over same period last year. The heavy retail reliant cities of Hurst, Southlake and Watauga are flat, while Keller, Colleyville and Grapevine are within the 3-4% range. The city has achieved 1 billion in annual taxable sales for the first time in its history. The average sale price of a single family in North Richland Hills continues to increase with 9% last year and 11% this year to date. The average net taxable value is \$186,033 and the average Tarrant Appraisal District market value is \$238,345. The average number of days a home is on the market is 16, which is five days less for the same period last year. It is anticipated the city will have 225 new single family starts in 2018.

Director of Human Resources Patrick Hillis provided Council with a human resources overview. Staff is projecting a 13% turnover rate for 2017/2018. The ten-year turnover rate average remains the same at 11%. The number of retirements have been trending up for the last four years. The city has seen 52 separations between October 1, 2018 and June 15, 2018. Of those separations, 22 resigned, 19 retired and 11 were performance related. The city has three full time pay plans--general services, appointed and public safety (sworn) step plan. Staff conducted an annual survey among the city's identified benchmark cities (Allen, Bedford, Cedar Hill, Colleyville, The Colony, Coppell, Desoto, Duncanville, Euless, Flower Mound, Frisco, Grapevine, Hurst, Keller, Lewisville, Southlake and Richardson) to determine what they are proposing for merit increases and pay range movement. The average salary increase for general government pay plans is 3-4%. Staff recommends funding for a 3% merit increase and 1-2% pay range adjustment for the general government pay plans. The recommendation for the public

safety plan is 2% pay range adjustment on October 1 and funding for 4% step increase. Mr. Hillis provided Council with a summary of the city's health insurance plan. He informed Council the expenditures for 2017/2018 are currently under budget. The large loss claims appear to have normalized, which has been a main contributor in past years. Any realized savings will be transferred to the fund balance. The plan design changes implemented January 1, 2018 should continue to positively impact the health insurance plan.

Director of Budget and Research Robert Myers provided Council with an overview of the 2018 property values. He informed Council the city has received two preliminary reports from Tarrant County Appraisal District for the months of May and June. The city will receive the final certified values on Wednesday, July 25. The city's taxable property value based on the May preliminary report for tax year 2018 is 38% commercial, 61% residential and 1% industrial/mineral/agricultural. The change in net taxable value from the July 2017 certified values of \$5.16 billion includes the addition of \$88.65 million in construction, of which \$42.8 million is from residential new construction and \$45.7 million is from commercial new construction. The change in existing property is currently estimated at \$345.6 million. Total net taxable value is currently estimated to come in at \$5.59 billion. The average net taxable value for a single family home per the May preliminary report is \$186,033 which is a 9.7% increase over prior year.

Director of Public Safety Jimmy Perdue presented the proposed police staffing needs to include two (2) police officers for patrol and one (1) police officer for a digital forensic investigator. Mr. Perdue informed Council he contracted with the University of North Texas - Criminal Justice to conduct a five-year strategic patrol staffing study. The results of the study indicate our municipality needs seven (7) patrol officers over the five-year period. The budgetary impact includes \$178,894 for two (2) patrol officers from the general fund and \$100,370 for one (1) forensic detective from the Crime Control Prevention District.

Fire Chief Stan Tinney presented the proposed ambulance staffing needs to place a fourth ambulance in full time service by adding six fire fighters. This request is the result of service demand, comparable cities and mutual aid / automatic aid impact. He commented that over 65% of their calls are south of Mid Cities Boulevard. The average annual increase since 2006 is 2.85%. The future demands (addition of senior living facilities in North Richland Hills) indicate a continued increase for service. The budgetary impact includes \$516,501 for six (6) fire fighter paramedics.

Managing Director Mike Curtis presented the identified needs associated with street maintenance. Currently the city is spending \$1 million per year on street maintenance. Funding in the amount of \$3.4 million is required to effectively address street maintenance in the city. In addition to the proposed annual maintenance funding, staff is

reviewing needs to be addressed with a future bond program in the amount of \$30 million. Mr. Curtis commented that street maintenance includes slurry seal, asphalt overlay, rehabilitation, and reconstruction. The goal of the street maintenance program is to keep streets in the fair to excellent range. Mr. Curtis reiterated the annual funding in the amount of \$3.4 million is required to keep city streets in the fair to excellent range. Mr. Curtis mentioned that concrete maintenance is not significant enough to warrant additional funding. However, this will not always hold true in the future.

Mr. Hindman informed Council the identified needs presented by staff will require consideration and action by Council at the August 3, 2018 budget work session. He informed Council funding fire department personnel is equivalent to a penny on the tax rate. Likewise, funding in the amount of \$500,000 for street maintenance is equivalent to a penny on the tax rate. The funding for the police department is equivalent to 1/3 of a cent. Staff will have the final certified values on July 25 and will provide better numbers for Council's consideration during the August 3, 2018 budget work session.

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

Council member Turnage inquired about item C.1, SUP 2018-02, Ordinance No. 3522. He asked staff to clarify the difference between this request and what was previously approved for Autonation and Huggins Honda.

Planning Manager Clayton Comstock informed Council the request from Huggins Honda was for an overall redevelopment and the request for a special use permit from Autonation only addressed the canopies. Autonation's request included landscaping and a wall along Loop 820. Due to the landscaping being located in the Texas Department of Transportation (TxDOT) right-of-way and sight visibility; Council recommended the landscaping be removed from the plan.

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

There was no one present to introduce at the meeting.

## **EXECUTIVE SESSION**

### **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - (1) 9000 HAWK AVE, (2) 9111 HAWK AVE, (3) 6020 WALKER BLVD AND (4) 5301 DAVIS BOULEVARD**

Mayor Trevino announced at 5:57 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551 of the Texas Government Code, specifically Section 551.072: Deliberate the purchase, exchange, lease or value of real property - (1) 9000 Hawk Ave, (2) 9111 Hawk Ave and (3) 6020 Walker Boulevard. Executive Session

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began at 6:05 p.m. and concluded at 6:33 p.m.

Mayor Trevino announced at 6:33 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 July 9, 2018 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

Absent:	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3

Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

### **A.1 INVOCATION**

Mayor Pro Tem Benton gave the invocation.

### **A.2 PLEDGE**

Mayor Pro Tem Benton led the pledge of allegiance to the United States and Texas flags.

### **A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)**

There were not 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 RODRIGUEZ, SECONDED BY MAYOR PRO TEM BENTON TO APPROVE THE CONSENT AGENDA.**

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

**B.1 APPROVE MINUTES OF THE REGULAR JUNE 25, 2018 CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE PURCHASE OF TREE MAINTENANCE SERVICES FROM ALPINE TREE SERVICE, INC. FOR PARKS, TRAILS, RIGHT-OF-WAY, AND FACILITY RELATED TREE MAINTENANCE ITEMS IN AN AMOUNT NOT TO EXCEED \$95,862.**

**C. PUBLIC HEARINGS**

**C.1 SUP 2018-02, ORDINANCE NO. 3522, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DYNAMIC ENGINEERING CONSULTANTS, PC, FOR A SPECIAL USE PERMIT FOR A VARIANCE FROM THE MASONRY REQUIREMENTS AT 7724 AND 7740 NE LOOP 820, BEING 23.97 ACRES DESCRIBED AS LOTS A3, AR1A, B1A, AND B1B, CALLOWAY PARK ADDITION; AND LOT 1C, BLOCK E, CALLOWAY FARM ADDITION.**

**DENIED**

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 special use permit for 23.97 acres located at 7724 and 7740 Northeast Loop 820. The area is designated on the Comprehensive Land Use Plan as commercial and the current zoning is C-2 commercial. Mr. Husband presented site photos of the property.

Applicant representative Kyle Vrla, 1301 Central Expressway South, Allen, Texas presented request. They are seeking a variance to remove the masonry requirement for shade structures. In lieu of variance, they are proposing additional landscaping along Northeast Loop 820 frontage road, Booth Calloway and Rodger Line Drive.

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 6-0, with the following conditions: (1) landscaping along the internal roadway be revised to focus on the north section of the road instead of the entire length and (2) add one landscape monument along the frontage road in front of each dealership.

Council member Turnage asked staff to review the canopies approved for Huggins Honda and Autonation where masonry was not required.

Mr. Husband informed Council Huggins Honda had a planned development zoning approved in 2012. The request included a full redevelopment of the site. The most recent consideration for Autonation involved two requests--variance from masonry requirements for hail nets and landscaping along Davis Boulevard / Highway 26 area to include limestone wall and replace screening wall that abutted residential. The Landscape Review Board approved installation of the limestone wall and screening wall on back of property. Due to the visibility and Texas Department of Transportation right-of-way, the Council made the landscaping requirement voluntarily as opposed to a requirement. Mr. Husband clarified the request before Council this evening requires landscaping.

Council and staff discussed landscaping and proposed stonework.

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 TURNAGE, SECONDED BY MAYOR PRO TEM BENTON TO DENY ORDINANCE NO 3522.**

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

**C.2 ZC 2018-09, ORDINANCE NO. 3521, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR A ZONING CHANGE FROM C-1 COMMERCIAL TO NR-PD NON-RESIDENTIAL PLANNED DEVELOPMENT AT 6425 PRECINCT LINE ROAD, BEING 0.68 ACRES DESCRIBED AS LOT 15R, BLOCK 1, THOMPSON PARK ESTATES.**

**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 zoning change for 0.68

acres located at 6425 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as retail and the current zoning is C-1 commercial. Mr. Comstock presented site photos of the property.

Applicant representative Clay Cristy, 1903 Central Drive, Suite 406, Bedford, Texas presented request and was available to answer questions from Council. Mr. Cristy informed Council the request is for a freestanding drive through restaurant for proposed tenant Starbucks. The proposed landscaping includes additional trees and shrubs. He provided renderings and elevations. They are seeking a variance for their proposed signage.

Starbucks representative Shelly Anderson, 5760 Legacy East, Plano, Texas informed Council the company has been looking for a location in this area. During the Planning and Zoning Commission meeting, they discussed the proposed signage. Due to the property's setback, they are seeking a sign variance. The proposed sign will include additional tenant panels for the property located behind the proposed Starbucks.

Council member Turnage asked if they have locations with the signage as proposed for North Richland Hills. Ms. Anderson informed Council they have similar signage with shorter monument signs, but not in the immediate area.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their June 7, 2018 meeting, recommended approval with a vote of 5-1 with the following condition: sign panels on the monument sign may not be used by the tenant on Lot 15R, Block 1, Thompson Park Estates. At their meeting, the Commission inquired about the necessity of two dumpsters. The second dumpster will be used for recycling. One minor change to the elevations following the Planning and Zoning Commission is the request for signs on three building sides. City ordinance allows two signs on building sides. Staff has included this provision in the proposed ordinance. The proposed signage exceeds the 8.5 foot height maximum. The applicant is proposing a height of 13 feet. The signage has additional signs for off-site tenants located on property (Lot 17R) behind Starbucks. The applicant also seeks a variance to the masonry requirements for the message areas. Staff visited with the property owner and received their approval to include a stipulation in the ordinance that if Starbucks leaves the circular siren will be removed and the signage would not exceed the 8.5 foot height maximum.

In response to Mayor Pro Tem Benton's question, Mr. Husband informed Council that Andy's ice cream structure meets the sign standards. In addition to their signage located on Precinct Line Road, they also have a sign on Martin and that sign's height was lowered.

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 Barrow to approve Ordinance No. 3521, as presented.**

Council discussed the proposed signage.

**Council member Turnage recommended an amendment to the motion to limit the overall height of the sign to no more than 9 feet. Mayor Pro Tem Benton seconded the amendment.**

The amendment was accepted by Council members Welch and Barrow.

**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER BARROW TO APPROVE ORDINANCE NO. 3521, WITH THE CONDITION THAT THE OVERALL HEIGHT OF THE SIGN BE NO MORE THAN 9 FEET. MOTION TO APPROVE CARRIED 5-0.**

**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 CONSIDER RESOLUTION NO. 2018-021, APPOINTING MEMBERS TO THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE, LIBRARY BOARD AND STRATEGIC PLAN COMMITTEE.**

**APPROVED**

City Secretary Alicia Richardson informed Council Resolution No. 2018-021 includes the recommendation of staff for appointments to the Economic Development Advisory Committee and Strategic Plan Committee and Council member Turnage for appointment to the Library Board.

**Economic Development Advisory Committee**

- Rena Arnold      Real Estate      June 30, 2020
- Mark Wood      Real Estate      June 30, 2020

- Jay Redford      Office/Service      June 30, 2020
  - Bob Brown      Manufacturing      June 30, 2020
  - Mike Vasquez      Entertainment      June 30, 2020
  - Mindy Monroe\*      Banking      June 30, 2019
- \*fulfill vacancy

## **Library Board**

- Mary Robbins      Place 6      June 30, 2020

## **Strategic Plan Committee**

- Brent Barrow      Council representative      September 30, 2018
- Tim Barth      Member-at-Large      September 30, 2018

Council had no questions for staff.

**A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2018-021.**

**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**

Mayor Trevino announced there is no action necessary as the result of discussion in Executive Session.

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Turnage made the following announcements.

Join us this week for Round the Town with Oscar. The monthly bike ride will be on Tuesday, July 10, at 6:30 p.m. starting from Richfield Park. The monthly walk is Thursday, July 12, starting at 6:15 p.m. also at Richfield Park. You can find more information on the city's website or by calling the Parks Department.

The Perot Museum's TECH Truck will be at the NRH Library this Friday, July 13, from 2:00 p.m. to 4:00 p.m. Children ages 5 and up are invited to explore science, technology engineering and math. Contact the Library for more information.

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Fireworks will light up the sky over NRH2O Family Water Park on Saturday, July 21, starting at about 9:15 p.m. They are free with paid admission to the park. Visit NRH2O's website for more information.

Kudos Korner - Jodi Griggs, Julie Adkins, Monte Williams and Joe Dorantes at the NRH Senior Center: A citizen shared her appreciation for the full and part time staff at the senior center, saying it is the "most friendly and welcoming place! They are a very active and fun loving group. There is such a variety of activities at every level." Thank you Jodi, Julie, Monte and Joe for providing a warm, inviting and positive culture at the NRH Senior Center. Well done!

## **I. ADJOURNMENT**

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

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Oscar Trevino, Mayor

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Alicia Richardson, City Secretary