

**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, 2019**

**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 City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Bostic	Assistant City Manager
	Jimmy Perdue	Managing 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. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

City Council had no questions for staff.

Mayor Trevino announced that Mayor Pro Tem Benton would be abstaining from discussion and voting on item E1.

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

Managing Director Vickie Loftice introduced Chelsea Julian, NRH20 Marketing and Sales Manager.

## **EXECUTIVE SESSION**

- 1. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 7901 BOULEVARD 26**
- 2. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS AT CITY POINT ADDITION, BLOCK 1, LOT 2; BLOCK 2, LOTS 1A AND 1B; AND BLOCK 3, LOT 1**

Mayor Trevino announced at 6:06 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 - 7901 Boulevard 26 and Section 551.087: Deliberation regarding economic development negotiations at City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1. Executive Session began at 6:10 p.m. and concluded at 6:54 p.m.

Mayor Trevino announced at 6:54 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, 2019 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Mike Benton	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Brent Barrow	Council, Place 4
	Scott Turnage	Council, Place 6
	Tim Welch	Council, Place 7

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**

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 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 TURNAGE, SECONDED BY COUNCIL MEMBER LOMBARD TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

**B.1 APPROVE MINUTES OF THE MARCH 20, 2019 SPECIAL CITY COUNCIL WORK SESSION MEETING.**

**B.2 APPROVE MINUTES OF THE MARCH 25, 2019 REGULAR CITY COUNCIL MEETING.**

**B.3 CONSIDER RENEWING BID NO. 17-010 TO PETRA CHEMICAL ACQUISITION COMPANY, LLC DBA DCC, INC. FOR AQUATIC CHEMICALS FOR NRH2O FAMILY WATER PARK AND THE NRH CENTRE IN AN AMOUNT NOT TO EXCEED \$80,000.**

**B.4 CONSIDER RESOLUTION NO. 2019-020, AUTHORIZING SUBMISSION OF TARRANT COUNTY 9-1-1 DISTRICT FY2019 PUBLIC SAFETY ANSWERING POINTS ASSISTANCE PROGRAM ALLOCATION IN THE AMOUNT OF \$58,713.**

**B.5 CONSIDER RESOLUTION NO. 2019-021, AUTHORIZING SUBMISSION OF TARRANT COUNTY 9-1-1 DISTRICT FY2019 P25 RADIO INTEROPERABILITY ASSISTANCE PROGRAM ALLOCATION IN THE AMOUNT OF \$53,589.**

**C. PUBLIC HEARINGS**

**C.1 SUP 2019-02, ORDINANCE NO. 3577, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WARD ARCHITECTURE FOR A SPECIAL USE PERMIT FOR A MICRO-BREWERY AND BREWPUB AT 7920 AND 7924 MAPLEWOOD AVENUE, BEING 0.9257 ACRES DESCRIBED AS LOTS 2R AND 6, BLOCK 23, CLEAR VIEW ADDITION.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed Council the applicant is requesting a special use permit for 0.9257 acres for the purpose of opening a microbrewery and brewpub. The area is designated on the Comprehensive Land Use Plan as retail and the current zoning is C-2 commercial. Mr. Comstock presented site photos of the property.

Brandon Pitzer, co-founder of False Idol Brewery, 7924 Maplewood Avenue, North Richland Hills presented request. Mr. Pitzer reviewed renderings of proposed site improvements, landscape plan, and exterior and interior improvements. He informed City Council they are requesting a waiver for the back patio and approval to defer for one year the irrigation and landscaping along the masonry fence (west side of property) and construction of the masonry dumpster enclosure.

In response to Council member Wright Oujesky's question, Mr. Pitzer informed City Council the establishment will close at 10:00 p.m., Sunday through Thursday and midnight on Friday and Saturday.

Mr. Comstock presented staff's report. The property is located on the southwest side of Maplewood Avenue just northwest of the street intersection with Boulevard 26. The site is a former automobile repair shop. The applicant proposes to renovate and remodel the building for a microbrewery and brewpub. The improvements will include the addition of outdoor seating areas on the east and west sides of the building. The applicant seeks approval of a painted mural covering 60% of the wall area facing Maplewood. The artwork will be reviewed by the Development Review Committee to ensure it does not include advertising. Mr. Comstock reviewed the landscape plan and outlined the conditions associated with the special use permit that authorizes a microbrewery on the property; landscape must be installed prior to issuance of certificate of occupancy; use of luminous tube lighting prohibited; painted mural permitted on north facade; special use permit expires three years from date of approval and use considered legal non-conforming use and may continue operation. The Planning and Zoning Commission, at their March 21, 2019 meeting, recommended approval with a vote of 5-0.

City Council and staff discussed the proposed outside seating area. Mr. Comstock

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informed City Council the outside seating area will be partitioned to satisfy Texas Alcoholic Beverage Code regulations.

Council member Welch commented that he foresees the business needing additional parking for their patrons. Council member Welch asked Mr. Comstock what the possibility would be to add compact parking along the fence on the southern portion of the property. Mr. Comstock informed City Council the applicant was encouraged to seek off-site shared parking agreements with adjacent owners.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor Trevino asked if there was anyone in the audience wishing to speak on the item 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 WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3577.**

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

**C.2 PUBLIC HEARING ON AN AMENDMENT TO THE FISCAL YEAR 2018-2019 CAPITAL BUDGET AND APPROVE ORDINANCE NO. 3578 AMENDING THE FISCAL YEAR 2018-2019 CAPITAL BUDGET.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Director of Budget and Research Robert Myers to introduce the item.

Mr. Myers informed City Council the purpose of the budget amendment in the amount of \$285,000 is to fund project GC1901 Iron Horse Golf Course improvements. The expenditure is for design costs for improvements to Iron Horse Golf Course. The funding is proposed to be from future issuance of certificates of obligation. The City Council is required to conduct a public hearing prior to taking action on the budget amendment.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Mayor Trevino asked if there was anyone in the audience wishing to speak on the item 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 COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3578, AMENDING THE FISCAL YEAR 2018-2019 CAPITAL BUDGET.**

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

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. PUBLIC WORKS**

**E.1 AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN BIRDVILLE ISD AND THE CITY OF NORTH RICHLAND HILLS FOR THE OPERATION AND MAINTENANCE OF PUBLIC STREET LIGHTS ADJACENT TO WALKER CREEK ELEMENTARY SCHOOL.**

**APPROVED**

Mayor Trevino announced that Mayor Pro Tem Benton has a conflict of interest and would abstain from discussion and voting on the item. Mayor Pro Tem Benton filed an affidavit of disqualification with the city secretary stating that he is employed by Birdville Independent School District.

*Mayor Pro Tem Benton left the meeting at 7:32 p.m.*

Director of Public Works Caroline Waggoner presented item. When the street lights were originally installed they were tied directly into the school's power supply and not coordinated with Oncor to be included in the Hometown lighting network. The city and school district staff worked on a solution that would allow lights to be on from dusk to dawn, which is consistent with other lights in the city. The proposed interlocal agreement will allow the existing lights to remain in place and connected to the school's power supply, but will provide for an electric sub-meter for the city to pay for the power consumption. The city will incur the cost for installation of the sub-meters. The billing will be handled on a quarterly basis with the city paying for actual usage at the school district's negotiated rate. The agreement provides either party the opportunity to make adjustments as needed. The school district, at their March 28, 2019 meeting, approved the interlocal agreement. The City Council is being asked to consider an interlocal agreement with Birdville Independent School District for the operation and maintenance of street lights adjacent to Walker Creek Elementary School.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN BIRDVILLE ISD AND THE CITY OF NORTH RICHLAND HILLS FOR STREET LIGHTS ADJACENT TO WALKER CREEK ELEMENTARY SCHOOL.**

**MOTION TO APPROVE CARRIED 6-0-1, WITH MAYOR PRO TEM BENTON ABSTAINING.**

**F. GENERAL ITEMS**

**F.1 CONSIDER REIMBURSEMENT RESOLUTION NO. 2019-019 FOR A FISCAL YEAR 2018/2019 CAPITAL IMPROVEMENT PROGRAM AMENDMENT FOR GOLF COURSE IMPROVEMENTS, ASSOCIATED EQUIPMENT AND SERVICES IN AN AMOUNT NOT TO EXCEED \$3,385,000.**

**APPROVED**

*Mayor Pro Tem Benton returned to the meeting at 7:34 p.m.*

Director of Finance Mark Mills presented item. This is a companion item to C.2, Ordinance No. 3578 for the Capital Improvement Program amendment for the golf course improvements, associated equipment and services. The City Council is requested to consider this reimbursement resolution, which allows the city to pay itself back for expenses incurred prior to the receipt of bond proceeds. The bond sale is anticipated in Fall 2019 or Spring 2020.

**A MOTION WAS MADE BY MAYOR PRO TEM BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO 2019-019.**

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

**F.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH GOLFSCAPES, INC. FOR THE IRON HORSE GOLF COURSE IMPROVEMENTS PROJECT IN THE AMOUNT OF \$285,000.**

**APPROVED**

Managing Director Vickie Loftice presented item. Staff is seeking City Council's approval of a professional services contract with GolfScapes, Inc. for improvements to Iron Horse Golf Course. The objective of the project is to design and recommend golf course improvements to include: (1) overall golf course grading and sloping for positive drainage; (2) irrigation system renovation; (3) fairway, tee and green leveling; and (4)

associated limited cart path modifications. It is anticipated that Golfscapes, Inc. will take approximately six months and construction to tentatively begin December 2019. Staff recommends City Council authorize the city manager to execute a professional services contract with Golfscapes, Inc. for the Iron Horse Golf Course improvements project in the amount of \$285,000.

In response to Council member Lombard's question, Ms. Loftice informed City Council that it would be best, and require less of a subsidy, if the golf course remains open. The plan is to keep at least six to twelve (12) holes open at one time and keep the cafe (catering business) and driving range open.

In response to Council member Barrow's question, Ms. Loftice informed City Council the majority of the funding is to improve playing conditions of the golf course. The City Council has expressed an interest in providing cosmetic upgrades to the clubhouse. Once staff receives the final details of the project from Golfscapes, Inc. and the costs associated with improvements, she will have a better idea of what cosmetic upgrades can be incorporated into the project.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BARROW TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH GOLFSCAPES, INC. FOR THE IRON HORSE GOLF COURSE IMPROVEMENTS PROJECT IN THE AMOUNT OF \$285,000.**

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

**F.3 RESCIND THE AWARD OF CONTRACT TO MAVERICK HARLEY-DAVIDSON MADE ON JANUARY 14, 2019, CITY COUNCIL AGENDA ITEM B3, AND APPROVE PURCHASE OF POLICE MOTORCYCLES FROM LONGHORN HARLEY-DAVIDSON IN THE AMOUNT OF \$115,312.53 THROUGH A CITY OF NORTH RICHLAND HILLS BID RFB NO. 19-018.**

**APPROVED**

Managing Director Mike Curtis presented item.

City Council had no questions for staff.



**A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO RESCIND THE AWARD OF CONTRACT TO MAVERICK HARLEY-DAVIDSON MADE ON JANUARY 14, 2019 AND APPROVE PURCHASE OF POLICE MOTORCYCLES FROM LONGHORN HARLEY-DAVIDSON IN THE AMOUNT OF \$115,312.53 THROUGH A CITY OF NORTH RICHLAND HILLS BID RFB NO. 19-018.**

**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 was no action necessary as the result of Executive Session.

**H. INFORMATION AND REPORTS**

**H.1 ANNOUNCEMENTS**

Council member Turnage made the following announcements.

The 2019 Sounds of Spring Concert Series kicks off this Friday at 7:00 p.m. on the plaza in front of City Hall. Admission is free. Seating is on the lawn, so don't forget to bring a blanket or lawn chair. A variety of gourmet food trucks will be on site for each concert and there will be free games and activities for children. For more details, please visit our website or call the Parks Department.

Easter in the Park will take place Saturday, April 13, from 10:00 a.m. to noon at Green Valley Park. Activities include an Easter egg hunt, petting zoo, mini-train rides, bounce houses and more. You can find more details on the city's website, or by calling the Parks Department.

Kudos Korner - Terry Scherer and Jimmy Walker in Public Works - A resident called to report a sewer line problem and within 30 minutes Terry and Jimmy responded. They assessed the situation and resolved the problem. The resident was so impressed that he contacted Terry and Jimmy's supervisor to commend them and to thank the city for providing excellent service.

**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