

**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
SEPTEMBER 9, 2019**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 9th day of September at 6:00 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

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| Present: | Oscar Trevino | Mayor |
| | Rita Wright Oujesky | Mayor Pro Tem |
| | Tito Rodriguez | Council, Place 1 |
| | Suzy Compton | Council, Place 3 |
| | <i>Vacant</i> | Council, Place 4 |
| | Mike Benton | Council, Place 5 |
| | Scott Turnage | Council, Place 6 |
| | Tim Welch | Council, Place 7 |

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| Staff Members: | Mark Hindman | City Manager |
| | Paulette Hartman | Deputy City Manager |
| | Karen Bostic | 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. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

2. REVIEW AND DISCUSS THE ESTABLISHMENT OF A CITIZENS INFRASTRUCTURE STUDY COMMITTEE.

Deputy City Manager Paulette Hartman provided City Council with an overview of the committee's purpose. Once established, the committee will review a list of major infrastructure projects necessary over the next five to ten years. These projects will include street(s) reconstruction discussed prior to the last bond election, other necessary

street(s) reconstruction and future fire station needs. The committee will be charged with forwarding a recommendation to City Council. The recommendation will include projects to be completed, timing (short/long term) for projects, and level and source of funding. If a bond election is recommended, the committee will propose when to conduct such bond election (May or November 2020). Staff received nominees from City Council for citizens to serve on the committee. City Council asked that the committee include a membership of 30-40 members, with a wide range of age groups and residents from every area of the city. Ms. Hartman provided a map that illustrates the location of nominees. The proposed meeting schedule includes two meetings in October and November, one meeting in December and two meetings in January.

Ms. Hartman asked if the committee should include City Council members and representation from boards and commissions. The name for the committee also needs to be finalized.

Mayor Trevino recommended Council members Turnage and Compton to serve on the committee. He also commented the committee should include two members from the Planning and Zoning Commission and Parks and Recreation Board. Mayor Trevino commented that the committee would also review the City Charter and forward recommended amendments to City Council.

City Manager Mark Hindman informed City Council that staff is reviewing the City Charter and will provide a list of possible amendments for consideration by the City Council. Staff is reviewing sections in the City Charter that need to be amended to coincide with state law. If any changes in governance are recommended, those can be reviewed by the committee.

Mayor Trevino commented that he prefers a subcommittee of the members serving on the bond committee review the City Charter and forward recommendations, if any, to the City Council.

City Council directed staff to ask Russ Mitchell and Tracye Tipps to serve as Parks and Recreation Board representatives and Sara Olvey and Justin Wellborn to serve as Planning and Zoning Commission representatives. Staff was also directed to contact recommended members to inform them of the time commitment and meeting schedule.

EXECUTIVE SESSION

- 1. SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - (1) CITY SECRETARY AND (2) MUNICIPAL COURT ADMINISTRATOR.**

2. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - (1) CITY POINT ADDITION, BLOCK 1, LOT 2; BLOCK 2, LOTS 1A AND 1B; AND BLOCK 3, LOT 1, AND (2) 9111 HAWK AVENUE AND 6020 WALKER BOULEVARD.

Mayor Trevino announced at 6:20 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - (1) City Secretary and (2) Municipal Court Administrator and Section 551.087: Deliberation regarding economic development negotiations - (1) City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1, and (2) 9111 Hawk Avenue and 6020 Walker Boulevard. Executive Session began at 6:25 p.m. and concluded at 7:10 p.m.

Mayor Trevino announced at 7:10 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 September 9, 2019 at 7:14 p.m.

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| Present: | Oscar Trevino | Mayor |
| | Rita Wright Oujesky | Mayor Pro Tem |
| | Tito Rodriguez | Council, Place 1 |
| | Suzy Compton | Council, Place 3 |
| | <i>Vacant</i> | Council, Place 4 |
| | Mike Benton | Council, Place 5 |
| | Scott Turnage | Council, Place 6 |
| | Tim Welch | Council, Place 7 |

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

A.1 INVOCATION - COUNCIL MEMBER BENTON

Council member Benton gave the invocation.

A.2 PLEDGE

Council member 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 PUBLIC COMMENTS

There were no requests to speak from the public.

A.6 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 MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 6-0.

B.1 CONSIDER ORDINANCE NO. 3598, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2019 RATE REVEIW MECHANISM FILING.

B.2 RESCHEDULE THE NOVEMBER 11, 2019 CITY COUNCIL MEETING TO NOVEMBER 12, 2019.

B.3 APPROVE PURCHASE OF OVERHEAD DOORS AT FIRE STATION #5 AND OVERHEAD DOOR COMPONENT REPLACEMENT AT OTHER CITY FACILITIES FROM FAMILY CHRISTIAN DOORS IN THE AMOUNT NOT TO EXCEED \$118,900.00 THROUGH A TARRANT COUNTY CONTRACT.

C. PUBLIC HEARINGS

C.1 PUBLIC HEARING REGARDING THE PETITION FILED BY LA VERNE BUTTERFIELD, L.P., A CALIFORNIA LIMITED PARTNERSHIP, REQUESTING THAT THE CITY CREATE THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.

Mayor Trevino opened the public hearing.

Applicant representative Mr. Duane Brignac, 1800 Valley View Lane, Suite 360, Farmers Branch, Texas 75234 presented item on behalf of Centurion American. On August 8, 2019, the property owner La Verne Butterfield L.P. submitted a petition to the City of North Richland Hills to create a Public Improvement District (PID). A PID is a designated area where property owners pay a special assessment for improvements and services within the district. The developer, Centurion American, is currently under contract to purchase the property, which is anticipated to be finalized in October. The creation of the PID is the first step in the process of the city issuing bonds. The proceeds of the PID bonds will pay or reimburse the developer for a portion of the water, wastewater, drainage and roadway improvements needed for the City Point Development District. Resolution No. 2019-035, establishes the City Point Public Improvement District and sets a maximum of \$15 million for the improvements.

Director of Economic Development Craig Hulse presented items C.1 and F.1. The city received a petition from property owner La Verne Butterfield L.P. for the creation of a Public Improvement District (PID). A PID is a designated area where property owners pay a special assessment for improvements within the district area. State law requires a public hearing before the creation of a PID. The notice for this public hearing was published in the Fort Worth Star Telegram. The proposed district represents 52.873 acres and is located at the southeast corner of Boulevard 26 and Rodger Line Drive. The area is bound by Boulevard 26 to the northwest, Rodger Line and Calloway Creek to the northeast and City Point Drive to the east. The City Point Public Improvement District mixed-use plan will include commercial (minimum 60,000 square feet), multifamily (maximum of 600 units), single family (approximately 425 units) and a full-service or limited-service hotel located on the southeast corner of Boulevard 26 and Rodger Line. The public improvements proposed by the PID include streets, sidewalks, street lighting, off-street parking, water lines, sewer lines, drainage improvements and public open space. If approved, the city will levy assessments on each parcel located within the district on a proportional share of costs. Each single family lot will be assessed approximately \$1683.00/per year from the district for a 30-year period. If approved, the creation of the Public Improvement District does not obligate the city to provide funds for the district. The city is only obligated to administer the annual assessments. The City Council may consider implementing a Tax Increment Reinvestment Zone (TIRZ) to assist in offsetting a portion of the annual assessment.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. Mr. Chris Colombe, 4540 Glenville Drive, Plano, Texas 75093 spoke in support. There being no one else wishing to speak, Mayor Trevino closed the public hearing. There being no further action required for item C.1, Mayor Trevino moved to item F.1.

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. 2019-035, ESTABLISHING THE CITY POINT PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF NORTH RICHLAND HILLS, TEXAS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY.**

APPROVED

This item was presented in conjunction with item C.1.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE RESOLUTION NO. 2019-035.

MOTION TO APPROVE CARRIED 6-0.

- F.2 CONSIDER ORDINANCE NO. 3599, ADOPTING THE TAX RATE FOR TAX YEAR 2019.**

Director of Budget and Research Robert Myers presented item. He informed City Council three separate motions are required to approve the proposed tax rate. If approved, Ordinance No. 3599, sets the tax rate for 2019 at \$0.572 per \$100 of valuation, which is a reduction of \$0.013 from 2018 tax year.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE THE PROPERTY TAX RATE FOR MAINTENANCE AND OPERATIONS BE SET AT 0.334938 CENTS PER \$100 OF VALUATION.

MOTION TO APPROVE CARRIED 6-0.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE THE PROPERTY TAX RATE FOR INTEREST AND SINKING BE SET AT 0.237062 CENTS PER \$100 OF VALUATION.

MOTION TO APPROVE CARRIED 6-0.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3599, AND THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF 0.572 CENTS, WHICH IS EFFECTIVELY A 2.85 PERCENT INCREASE IN THE TAX RATE.

MOTION TO APPROVE CARRIED 6-0.

F.3 CONSIDER ORDINANCE NO. 3600, ADOPTING THE 2019/2020 PROPOSED BUDGET AND AMENDING THE 2018/2019 REVISED BUDGET.

Director of Budget and Research Robert Myers presented item.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE ORDINANCE NO. 3600, ADOPTING THE 2019/2020 PROPOSED BUDGET AND AMENDING THE 2018/2019 REVISED BUDGET.

MOTION TO APPROVE CARRIED 6-0.

F.4 CONSIDER RATIFYING AN INCREASE IN PROPERTY TAX REVENUES REFLECTED IN THE FISCAL YEAR 2019/2020 ADOPTED BUDGET.

Director of Budget and Research Robert Myers presented item.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO RATIFY THE INCREASE IN PROPERTY TAX REVENUE.

MOTION TO APPROVE CARRIED 6-0.

F.5 CONSIDER RESOLUTION NO. 2019-036, APPROVING AND RATIFYING THE 2019 CERTIFIED TAX ROLL.

Director of Budget and Research Robert Myers presented item.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2019-036.

MOTION TO APPROVE CARRIED 6-0.

F.6 CONSIDER ORDINANCE NO. 3601 AMENDING CHAPTER 78, ARTICLE III, DIVISION 2, APPENDIX A - FEE SCHEDULE OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES RELATED TO WATER RATES, WATER METERS, AND SEWER RATES.

Director of Finance Mark Mills presented item.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3601, AMENDING CHAPTER 78, ARTICLE III, DIVISION 2, APPENDIX A - FEE SCHEDULE OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES.

MOTION TO APPROVE CARRIED 6-0.

G.1 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 City Council would take action on two items as discussed in Executive Session regarding the evaluation of the City Secretary and Municipal Court Administrator.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE AN AMENDMENT TO THE EMPLOYMENT CONTRACT WITH CITY SECRETARY ALICIA RICHARDSON TO INCLUDE A 3% INCREASE.

MOTION TO APPROVE CARRIED 6-0.

G.2 EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE THE SECOND ONE-YEAR RENEWAL OF THE EMPLOYMENT CONTRACT FOR MUNICIPAL COURT CLERK REBECCA VINSON AS DISCUSSED IN EXECUTIVE SESSION, TO INCLUDE A 3% INCREASE IN SALARY.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Mayor Pro Tem Wright Oujesky made the following announcements.

Team NRH will be participating in the Tarrant County Heart Walk this Saturday, September 14, in Fort Worth. Everyone is invited to join us as we raise awareness of funds for the American Heart Association. You can find more information on our website.

Volunteers are needed for the annual Trash Bash Litter Cleanup event on Saturday September 28. The cleanup will take place from 9:00 a.m. to 11:30 a.m. and will be followed by a volunteer appreciation picnic. Visit our website to sign up and get more information.

"National Night Out" is coming up on Tuesday, October 1. This is a day set aside for residents to get outside, meet their neighbors, and pledge support against criminal activity. If you are organizing a neighborhood block party for National Night Out and would like representatives from the Police and Fire Departments and City Council to attend, please register your event by September 25.

Kudos Korner - Staff and Volunteers at the Animal Adoption & Rescue Center - Several citizens expressed their appreciation for the recent Clear the Shelters event. The Animal Adoption & Rescue Center found new homes for 55 pets during the one-day event on August 17. Several families posted photos online of the pets in their new homes and said they were thankful to the animal shelter staff, volunteers and sponsors.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 8:00 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary