

**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 23, 2019**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 23rd day of September 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
	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
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy 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.

Mayor Trevino asked Director of Planning Clayton Comstock to be prepared to respond to the letter received by a citizen regarding future drainage concerns and traffic congestion for items C.2 (ZC 2018-23) and C.3 (SUP 2019-09).

Mayor Trevino announced that he has a conflict of interest on item D.4 (FP 2019-04), and would abstain from the item.

City Manager Mark Hindman informed City Council items B.5 and B.6 on the consent

agenda are plats. He informed City Council that moving forward it will be routine for the consent agenda to include plats.

Mr. Hindman commented that a copy of the 2020 Capital Improvement Advisory Committee has been provided to City Council. Staff has a commitment from 30 people to serve on the committee. Any changes to the committee membership or name of the committee can be made with the motion when City Council considers the item during the regular meeting.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH CITY ATTORNEY - PENDING OR CONTEMPLATED LITIGATION INVOLVING 4916 ELDORADO DRIVE FOR VIOLATIONS OF CITY OF NORTH RICHLAND HILLS HEALTH AND SAFETY ORDINANCES WHICH ARE ENFORCEABLE UNDER CHAPTER 54 OF THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTER 125 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE**
2. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - CITY POINT ADDITION, BLOCK 1, LOT 2; BLOCK 2, LOTS 1A AND 1B; AND BLOCK 3, LOT 1**
3. **SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES - CITY ATTORNEY.**

Mayor Trevino announced at 6:05 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.071: Consultation with City Attorney - Pending or contemplated litigation involving 4916 Eldorado Drive for violations of Chapter 54 of the Local Government Code and Chapter 125 of the Civil Practice and Remedies Code; Section 551.087: Deliberation regarding economic development negotiations - City Point Addition, Block 1, Lot 2; Block 2, Lots 1A and 1B; and Block 3, Lot 1 and Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employees - City Attorney. Executive Session began at 6:08 p.m. and concluded at 7:00 p.m.

Mayor Trevino announced at 7:01 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 23, 2019 at 7:04 p.m.

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

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

A.1 INVOCATION

Council member Turnage gave the invocation.

A.2 PLEDGE

Council member Turnage led the pledge of allegiance to the United States and Texas flags.

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

A.3.1 RECEIVE UPDATE ON TEXRAIL AND TRINITY METRO - BOB BAULSIR, PRESIDENT

Mr. Bob Baulsir provided City Council with an update on the ridership and future plans for TEXRail. He thanked the city for their partnership.

A.4 CITIZENS PRESENTATION

Ms. Crystal Main, 9216 Winslow Court, North Richland Hills, Texas 76182, asked City Council to consider adopting a similar resolution passed by the City of Colleyville. The resolution proposes changes for the election of Tarrant Appraisal District Board members.

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

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE AUGUST 26, 2019 REGULAR CITY COUNCIL MEETINGS.

B.2 APPROVE MINUTES OF THE AUGUST 29, 2019 SPECIAL CITY COUNCIL MEETING.

B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF PANORAMA VILLAGE FOR SLURRY SEALING.

B.4 APPROVE RESOLUTION NO. 2019-037, ADOPTING HART INTERCIVIC VERITY SYSTEM V 2.3.1 AS THE VOTING SYSTEM FOR ALL FORMS OF VOTING IN TARRANT COUNTY.

B.5 AP 2019-02 CONSIDERATION OF A REQUEST FROM CLAYMOORE ENGINEERING FOR AN AMENDED PLAT OF LOT 6R1, BLOCK 1, SMITHFIELD CORNERS, BEING 2.213 ACRES LOCATED AT 8210 MID-CITIES BOULEVARD.

B.6 PP 2019-03 CONSIDERATION OF A REQUEST FROM JBI PARTNERS, INC. FOR A PRELIMINARY PLAT OF HOMETOWN CANAL DISTRICT PHASE 6, BEING 15.393 ACRES LOCATED AT THE SOUTHEAST CORNER OF BRIDGE STREET AND PARKER BOULEVARD.

B.7 AUTHORIZE THE CITY MANAGER TO EXECUTE THE RENEWAL OF THE INTERLOCAL AGREEMENT WITH THE CITIES OF NORTH RICHLAND HILLS, HALTOM CITY, WATAUGA, AND RICHLAND HILLS FOR THE TEEN COURT PROGRAM.

C. PUBLIC HEARINGS

C.1 ZC 2019-14, ORDINANCE NO. 3602, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CHARLES AND ELLEN RHEINLAENDER FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE-FAMILY RESIDENTIAL AT 6812 SMITHFIELD ROAD, BEING 1.089 ACRES DESCRIBED AS TRACT 1A, JOHN M CROCKETT SURVEY, ABSTRACT 273.

APPROVED

Mayor Trevino opened the public hearing for item C.1, ZC 2019-14, and called on Principal Planner Clayton Husband to present items C.1 and D.1. Mayor Trevino informed City Council the items would be presented together, but City Council would take separate action on each item.

Mr. Husband informed City Council the applicant is requesting a zoning change for 1.089 acres located at 6812 Smithfield Road. The area is designated on the Comprehensive Land Use Plan as low density and the current zoning is agricultural. Mr. Husband provided site photos of the property. The property is currently unplatted. The companion item (D.1) is a final plat, which will create one residential lot.

Applicant Charles Rheinlaender, 6812 Smithfield Road, North Richland Hills, Texas presented item. He and his wife purchased the property and plan to expand the structure.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their September 5, 2019 meeting, recommended approval of the zoning change and final plat with a vote of 7-0.

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 for or against 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 COMPTON TO APPROVE ORDINANCE NO. 3602.

MOTION TO APPROVE CARRIED 6-0.

D.1 FP 2019-09 CONSIDERATION OF A REQUEST FROM CHARLES AND ELLEN RHEINLAENDER FOR A FINAL PLAT OF LOT 3, BLOCK 2, SMITHFIELD ADDITION, BEING 1.089 ACRES LOCATED AT 6812 SMITHFIELD ROAD.

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE FP 2019-09.

MOTION TO APPROVE CARRIED 6-0.

C.2 ZC 2018-23, ORDINANCE NO. 3603, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A ZONING CHANGE FROM AG AGRICULTURAL AND R-1-S SPECIAL SINGLE-FAMILY TO R-2 SINGLE-FAMILY RESIDENTIAL AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE, BEING 9.982 ACRES DESCRIBED AS LOT 1, BLOCK 17, STONEYBROOKE ADDITION, AND TRACTS 4B1 AND 4E, JB EDENS SURVEY, ABSTRACT 499.

APPROVED

Mayor Trevino opened the public hearing for items C.2, ZC 2018-23 and C.3, SUP 2019-09. Mayor Trevino informed City Council that staff would introduce items C.2 and C.3 and companions items D.2, PP 2018-05 and D.3, FP 2019-05.

Mr. Comstock informed City Council the applicant is requesting a zoning change (item C.2) for 9.982 acres located at 7109-7201 Eden Road and 8751 Hightower Drive. The area is designated on the Comprehensive Land Use Plan as low density and the current zoning is agricultural and special single family. Mr. Comstock provided site photos of the property. The applicant is also requesting a special use permit for detention/retention storage facilities associated with the zoning change. The preliminary and final plats illustrate a 21 single family lot development.

Applicant representative Curtis Young with Sage Group located at 1130 North Carroll Avenue, Southlake, Texas presented request. The request for R-2 is consistent with prominent zoning in the area. Mr. Young commented that the request to extend Hightower complies with the city's thoroughfare plan. Mr. Curtis commented that there is an existing home on Lot 13, and the existing property owner will remain on the property. At the Planning and Zoning Commission meeting, the commissioners discussed drainage and traffic for the development. The eastern 1/3 of the property drains to the east and the western 2/3 of the property drains to the south. There was discussion whether Pond A located at Lot 1X should be wet or dry. There was concern with the pond being wet and creating a possible burden to the homeowner association. Mr. Curtis informed City Council they are amendable and can change Pond A to a dry pond if requested by City Council. He worked with the neighbor located directly to the south of the development to address drainage. Mr. Durant was not in favor of the open lot for Pond B (Lot 5X) as

proposed on the final plat. Mr. Durant has agreed to provide an easement, which will allow access to an underground facility located to the south of his property. With this agreement, the detention pond located at Lot 5X will be eliminated and the drainage will be moved to Feather Crest Lane stub out where it will be discharged through the easement to the existing underground facility.

Mr. Comstock reviewed the zoning exhibit and identified the existing residential structure that would remain on the property and structures to be demolished. The special use permit requests two detention/retention storage facilities. Staff recommends the special use permit be approved as is, and staff will work with the applicant. It will be staff's recommendation to have a dry detention pond located at Lot 1X.

Director of Public Works Caroline Waggoner provided an overview of the drainage for the property and adjacent neighborhoods.

Council and staff discussed drainage for the area, to include Marti Lane.

Council member Welch clarified that Lot 9X is designated as an open space to disperse water overflow. The final plat and preliminary plat have conflicting information. Mr. Comstock confirmed the plats do not match. There was a change in surveyor and engineer for the project. The difference between the two plats is the location of the open space.

Mr. Comstock commented the applicant has the opportunity to change the lot identified for detention to a residential lot. If that is proposed, an additional plat will come back for City Council approval to arrange lot lines. Mr. Comstock reviewed the history of Hightower to include the most recent approval to the transportation plan to change Hightower from a C4U to C2U. The Planning and Zoning Commission, at their September 5, 2019 meeting, voted 6-1 to approve ZC 2018-23 and SUP 2019-09, with Commissioner Werner voting against. The city received written opposition from 47.5% of the land area within 200 feet of the subject property. A three-fourths vote of City Council is required to approve the zoning change and special use permit.

Council and staff discussed drainage, traffic, open space and moving drainage from Lot 5X to Feather Crest Lane stub out to discharge to drainage facility located south of the development, contingent on approved easement with Mr. Durant.

Council member Benton commented if the open space located at Lot 5X is going away he requested that the applicant consider placing more picnic benches to make the dry pond (Lot 1X) area more useable.

Council member Welch clarified that Lot 1X could potentially be a residential lot in the

future. When public improvements to Eden Road are completed to allow additional drainage capacity that lot could become a residential lot. Mr. Comstock confirmed the lot could be changed following a replat to create setbacks and abandon the drainage easement on the lot.

Mayor Trevino asked staff to address the connection of Hightower and the concern that it will become an alternative to Rumfield Road for cut through traffic.

Mr. Comstock reviewed the history and discussion regarding extension of Hightower Drive. In 2019, the city's transportation consultant, Freese and Nichols, looked at Hightower and determined it should connect. The connection is necessary because of Rumfield Road. The connection would alleviate Rumfield Road traffic for those that live in close proximity to Eden. The connection will also help with the morning peak traffic.

Ms. Waggoner informed City Council the value of the connection is as a local collector street for residents located west of Eden.

Mayor Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing.

Mr. John Durant, 7101 Eden Road, commented that he was concerned with Lot 5X as proposed by the applicant. He is concerned with the water flowing onto his property.

Mayor Trevino asked Mr. Durant to confirm that he is in agreement with the proposed change to move the drainage to the stub out off Feather Crest Lane, which will travel underground to the drainage facility located to the south. Mr. Durant confirmed that he is in agreement with the proposed change.

Mayor Trevino asked if there was anyone in the audience wishing to speak for or against items C.2 or C.3 to come forward. There being no one wishing to speak, Mayor Trevino closed the public hearing.

Council member Welch clarified that Feather Crest Lane stubs out to the south and into a drainage utility easement. He asked staff if it is the intent in the future to have Feather Crest Lane continue to the south. If so, should the city consider addressing future right-of-way access?

Mr. Comstock informed City Council they can include in their motion to provide right-of-way reservation for the open space lot labeled 9X, which is located south of the development.

Mayor Trevino asked City Attorney Maleshia McGinnis if a super majority vote is still required with Mr. Durant's agreement with the proposed changes. Ms. McGinnis informed City Council there is still 20% of the land area within 200 feet of the subject property in opposition.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ZC 2018-23, ORDINANCE NO. 3603, WITH THE STIPULATION THAT LOT NO. 1, IS A DRY DETENTION POND AND TO INCLUDE THE RIGHT-OF-WAY RESERVATION ON FEATHER CREST LANE STUB OUT TO THE PROPERTY LINE.

MOTION TO APPROVE CARRIED 6-0.

C.3 SUP 2019-09, ORDINANCE NO. 3604, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A SPECIAL USE PERMIT FOR DETENTION/RETENTION STORAGE FACILITIES AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE, BEING 9.982 ACRES DESCRIBED AS LOT 1, BLOCK 17, STONEYBROOKE ADDITION, AND TRACTS 4B1 AND 4E, JB EDENS SURVEY, ABSTRACT 499.

APPROVED

This item and public hearing was presented in conjunction with items C.2, D.2 and D.3.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE SUP 2019-09, ORDINANCE NO. 3604.

MOTION TO APPROVE CARRIED 6-0.

D.2 PP 2018-05 CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A PRELIMINARY PLAT OF EDEN ESTATES, BEING 9.982 ACRES LOCATED AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE.

APPROVED

This item was presented in conjunction with items C.2, C.3 and D.3.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE PP 2018-05.

MOTION TO APPROVE CARRIED 6-0.

D.3 FP 2019-05 CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A FINAL PLAT OF EDEN ESTATES, BEING 9.982 ACRES LOCATED AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE, AND ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT.

APPROVED

This item was presented in conjunction with items C.2, C.3 and D.2.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE FP 2019-05, WITH THE RIGHT-OF-WAY RESERVATION AT THE STUB OUT OF FEATHER CREST LANE; LOT 5X BEING A BUILDABLE LOT; AGREEMENT THAT DRAINAGE WILL GO DOWN FEATHER CREST LANE; AND A RETENTION POND MAINTENANCE AGREEMENT TO BE IN PLACE AND THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

MOTION TO APPROVE CARRIED 6-0.

C.4 RP 2019-06 CONSIDERATION OF A REQUEST FROM KIMLEY-HORN FOR A REPLAT OF DAVIS-NORTH TARRANT PARKWAY ADDITION, BEING 6.067 ACRES LOCATED IN THE 8300 BLOCK OF DAVIS BOULEVARD.

APPROVED

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

Mr. Comstock informed City Council the applicant is requesting a replat for 6.067 acres located at 8300 Block of Davis Boulevard. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current zoning is C-1 commercial. Mr. Comstock provided site photos of the property.

Applicant Mary Salmonsens with Kimley Horn, 13455 Noel Road, Two Galleria Office Tower Suite 700, Dallas, Texas, presented request. The purpose of the replat is to clean up easements and alter lines to meet tenant needs.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their

September 5, 2019 meeting, recommended approval with a vote of 7-0.

Mr. Comstock informed City Council that pursuant to House Bill 3167, replats no longer require a public hearing. Upon approval of future replats, staff will mail notification letters to property owners located within 200' of subject property.

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 for or against 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 COMPTON TO APPROVE RP 2019-06.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 FP 2019-09 CONSIDERATION OF A REQUEST FROM CHARLES AND ELLEN RHEINLAENDER FOR A FINAL PLAT OF LOT 3, BLOCK 2, SMITHFIELD ADDITION, BEING 1.089 ACRES LOCATED AT 6812 SMITHFIELD ROAD.

City Council considered and took action on this item earlier in the meeting.

D.2 PP 2018-05 CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A PRELIMINARY PLAT OF EDEN ESTATES, BEING 9.982 ACRES LOCATED AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE.

City Council considered and took action on this item earlier in the meeting.

D.3 FP 2019-05 CONSIDERATION OF A REQUEST FROM BUILDERS FUNDING MGT LP FOR A FINAL PLAT OF EDEN ESTATES, BEING 9.982 ACRES LOCATED AT 7109-7201 EDEN ROAD AND 8751 HIGHTOWER DRIVE, AND ASSOCIATED DETENTION/RETENTION STORAGE FACILITY MAINTENANCE AGREEMENT.

City Council considered and took action on this item earlier in the meeting.

D.4 FP 2019-04 CONSIDERATION OF A REQUEST FROM BEATEN PATH DEVELOPMENT - URBAN TRAILS COTTAGES LLC FOR A FINAL PLAT OF URBAN TRAILS COTTAGES, BEING 5.52 ACRES LOCATED AT THE SOUTHWEST CORNER OF MID-CITIES BOULEVARD AND HOLIDAY LANE.

APPROVED

Mayor Trevino announced that he has a conflict of interest and would abstain from discussion. He filed an affidavit of disqualification with the city secretary stating that his wife owns property across the street. Mayor Trevino left the meeting at 8:23 p.m.

Mayor Pro Tem Wright Oujesky chaired the meeting during item D.4.

Mr. Comstock informed City Council the applicant is requesting a final plat for 5.52 acres located at the southwest corner of Mid Cities Boulevard and Holiday Lane. The area is designated on the Comprehensive Land Use Plan as medium density residential and the current zoning is residential infill planned development. Mr. Comstock provided site photos of the property.

Applicant representative Otis Lee with Baird Hampton and Brown Engineers located at 949 Hilltop Road, Weatherford, Texas presented request. The development consists of 40 single family detached lots with alley access and 18% open space.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their September 5, 2019 meeting, recommended approval with a vote of 6-0-1, with Commissioner Welborn abstaining.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER WELCH TO APPROVE FP 2019-04.

MOTION TO APPROVE CARRIED 6-0.

E. PUBLIC WORKS

There were no items for this category.

F. GENERAL ITEMS

F.1 CONSIDER ORDINANCE NO. 3605, AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS.

APPROVED

Mayor Trevino returned to the dais at 8:30 p.m.

Chief Building Official Dave Pendley presented items F.1, F.2 and F.3.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE ORDINANCE NO. 3605.

MOTION TO APPROVE CARRIED 6-0.

F.2 CONSIDER ORDINANCE NO. 3606, AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES ADOPTING THE 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS.

This item was presented in conjunction with items F.1 and F.3.

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3606.

MOTION TO APPROVE CARRIED 6-0.

F.3 CONSIDER ORDINANCE NO. 3607, AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES ADOPTING THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS.

This item was presented in conjunction with items F.1 and F.2.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER WELCH TO APPROVE ORDINANCE NO. 3607.

MOTION TO APPROVE CARRIED 6-0.

F.4 CONSIDER RESOLUTION NO. 2019-038, SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF NORTH RICHLAND HILLS, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF NORTH RICHLAND HILLS, TEXAS REGARDING THE PUBLIC HEARING.

APPROVED

Director of Economic Development Craig Hulse presented item. The purpose of the request is to consider approving a resolution that sets forth a public hearing process for

the designation of a Tax Increment Reinvestment Zone in the area located around City Hall property.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE RESOLUTION NO. 2019-038.

MOTION TO APPROVE CARRIED 6-0.

F.5 CONSIDER RESOLUTION NO. 2019-039, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION IN AN AMOUNT NOT TO EXCEED \$9,850,000.

APPROVED

Director of Finance Mark Mills presented items F.5 and F.6.

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2019-039, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION IN AN AMOUNT NOT TO EXCEED \$9,850,000.

MOTION TO APPROVE CARRIED 6-0.

F.6 CONSIDER REIMBURSEMENT RESOLUTION NO. 2019-040 FOR THE FISCAL YEAR 2019/2020 CAPITAL IMPROVEMENT PROGRAM AND ASSOCIATED EQUIPMENT AND SERVICES IN AN AMOUNT NOT TO EXCEED \$9,850,000.

APPROVED

This item was presented in conjunction with item F.5.

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO APPROVE RESOLUTION NO. 2019-040.

MOTION TO APPROVE CARRIED 6-0.

F.7 CONSIDER RESOLUTION NO. 2019-041, ESTABLISHING THE 2020 CAPITAL PROGRAM ADVISORY COMMITTEE AND APPOINTING MEMBERS TO SUCH COMMITTEE.

APPROVED

Deputy City Manager Paulette Hartman presented item. The resolution for consideration this evening is to create a committee to review citywide infrastructure needs, recommend improvements and funding methods for consideration by City Council. The committee, is advisory in nature, and will serve at the will and direction of City Council. The primary objectives of the committee include: review future infrastructure needs; recommend infrastructure projects to be completed; advise on timing of projects (short and long term); recommend level and sources of funding for infrastructure projects; advise if a bond election is recommended and timing of such election. The committee includes 36 members and includes two members from the City Council, two members from the Planning and Zoning Commission, two members from the Parks and Recreation Board and remaining members will be North Richland Hills residents at large.

Mayor Trevino asked staff to include a map illustrating the location of committee members in the city newsletter.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2019-041, AS REVISED AND PRESENTED TO CITY COUNCIL.

MOTION TO APPROVE CARRIED 6-0.

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

G.1 AGENDA ITEM G.1

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER BENTON, SECONDED BY COUNCIL MEMBER TURNAGE TO AUTHORIZE THE CITY ATTORNEY TO FILE A CIVIL ACTION IN STATE COURT AGAINST THE OWNER AND PROPERTY LOCATED AT 4916 ELDORADO DRIVE, NORTH RICHLAND HILLS, TEXAS TO ENFORCE THE CITY'S PUBLIC HEALTH AND SAFETY ORDINANCES PURSUANT TO CHAPTER 54 OF THE TEXAS LOCAL GOVERNMENT CODE, AND BRING A CIVIL ACTION TO ABATE A NUISANCE PURSUANT TO CHAPTER 125 OF THE TEXAS CIVIL PRACTICE AND REMEDIES CODE.

MOTION TO APPROVE CARRIED 6-0.

G.2 AGENDA ITEM G.2

APPROVED

A MOTION WAS MADE BY MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BENTON TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT, AND ALL NECESSARY AND RELATED DOCUMENTS, WITH MM CITY POINT 53, LLC, OR ANY OF ITS AFFILIATES, FOR THE DEVELOPMENT OF THE AREA ENCOMPASSED BY THE CITY POINT PUBLIC IMPROVEMENT DISTRICT.

MOTION TO APPROVE CARRIED 6-0.

G.3 AGENDA ITEM G.3

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER WELCH, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE AN AMENDMENT TO THE EMPLOYMENT CONTRACT WITH CITY ATTORNEY MALESHIA MCGINNIS AS DISCUSSED IN EXECUTIVE SESSION WITH A 6% INCREASE AND EXTENSION OF THREE YEAR CONTRACT.

MOTION TO APPROVE CARRIED 6-0.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Compton made the following announcements.

The NRH Animal Adoption & Rescue Center invites you to their annual Doggie Beach Bash at NRH2O Family Water Park this Saturday, September 28. Admission is \$20.00 per person including up to two dogs, with proceeds benefiting the animal shelter. Visit our website to buy tickets and get more information.

Grab a book for a bargain at the Library's annual book sale! There will be something for everyone including adult and children's fiction, non-fiction, audio books, CDs, DVDs, and more. The sale will be held Friday, October 4 through Monday, October 7. You can find complete details on the library's website.

Join us for a free concert and laser light show on Saturday, October 5 at NRH City Hall Plaza. The Journey tribute band *Escape* will take the stage starting at 7:00 p.m.

Admission and parking are free. Food trucks will be on-site. Seating will be on the lawn, so bring your blankets and lawn chairs. Visit our website or contact the Parks Department for more information.

Kudos Korner - Meagan Fendley and Trish Watson in Consumer Health - The manager for an area chain restaurant expressed appreciation for the guidance that Meagan and Trish have provided. He said they take time to teach his staff and make their operation better. Because of this, his stores have the best health scores in their region. He is thankful for the attention to detail and extra effort NRH Consumer Health staff provides.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 9:08 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary