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
OCTOBER 26, 2020

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 26th day of October at 6:00 p.m. in the Council Chamber prior to the 7:00 p.m. regular Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Deputy Mayor Pro Tem, Place 1
	Rita Wright Oujesky	Council, Place 2
	Suzy Compton	Council, Place 3
	Mason Orr	Associate Mayor Pro Tem, Place 4
	Scott Turnage	Mayor Pro Tem, Place 6
	Tim Welch	Council, Place 7
Absent:	Mike Benton	Council, Place 5
Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney

CALL TO ORDER

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

1. DISCUSS ITEMS ON REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

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

Fire Chief Stan Tinney introduced Emergency Management Coordinator Raelyn Darnell.

3. DISCUSS REVISIONS TO THE CITY'S MOBILE FOOD UNIT ORDINANCE.

Director of Neighborhood Services Stefanie Martinez informed City Council that staff is seeking their direction regarding proposed revisions to the city's mobile food unit ordinance. The proposed changes would allow mobile food units to operate more frequently within the city. The Texas Food Establishment Rules (TFER) regulates all food

establishments. This year the rules were scheduled to be updated, but that has been delayed to 2021. City staff recommends City Council approve revisions to the city's current food establishment ordinance and revisit the ordinance once updates have been addressed by the TFER. City staff recommends the following updates:

- revise the current definition of mobile food unit;
- clarify the definition of temporary food establishment;
- allow for annual inspection (consumer health and fire department) of mobile food units;
- establish specific time frames that mobile food units may operate;
- establish specific locations where mobile food units may operate;
- establish a permission form to be utilized and completed by the property owner and mobile food unit;
- limit the types of foods to be prepared on the mobile food unit;
- require access to restroom facilities;
- require certain equipment to be provided by the mobile food unit;
- amend required fee to operate; and
- create a sunset review time frame to reevaluate the ordinance changes

City Council discussed the suggested recommendations and directed staff to move forward with an amendment for consideration by City Council.

EXECUTIVE SESSION

1. SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - CITY POINT DEVELOPMENT ON PROPERTY LOCATED AT 4400 AND 4401 CITY POINT DRIVE.

Mayor Trevino announced at 6:19 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.087: Deliberation regarding economic development negotiations - City Point Development on property located at 4400 and 4401 City Point Drive. Executive Session began at 6:21 p.m. and concluded at 6:51 p.m.

Mayor Trevino announced at 6:51 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 October 26, 2020 at 7:05 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Deputy Mayor Pro Tem, Place 1

	Rita Wright Oujesky	Council, Place 2
	Suzy Compton	Council, Place 3
	Mason Orr	Associate Mayor Pro Tem, Place 4
	Scott Turnage	Mayor Pro Tem, Place 6
	Tim Welch	Council, Place 7
Absent:	Mike Benton	Council, Place 5
Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	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)

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

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE REGULAR OCTOBER 12, 2020 CITY COUNCIL MEETING.

C. PUBLIC HEARINGS

C.1 ZC 2020-09, ORDINANCE NO. 3669, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM 7625 GLENVIEW DRIVE TX LLC FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 7625 GLENVIEW DRIVE, BEING 3.517 ACRES DESCRIBED AS LOT 7, BLOCK A, CALLOWAY FARM ADDITION.

APPROVED

Mayor Trevino opened the public hearing for ZC 2020-09, Ordinance No. 3669 and called on Director of Planning Clayton Comstock to introduce item C.1 and companion item D.1. Mayor Trevino announced that Mr. Comstock would introduce both items and that City Council would take separate action on each item.

Mr. Comstock informed City Council the applicant is requesting a zoning change for 3.517 acres located at 7625 Glenview Drive. The area is designated on the Comprehensive Land Use Plan as office commercial and the current zoning is C-1 commercial. Mr. Comstock provided site photos of the property.

Applicant representative Jo-Jo Curtis, 1205 Seay Court, Granbury, Texas presented request and was available to answer questions.

Mr. Comstock presented staff's report. The applicant seeks to change the zoning to NR-PD nonresidential planned development to accommodate long-term refinancing for the property through the United States Department of Housing and Urban Development (HUD). If the zoning is approved, item D.1 seeks approval of a replat to split the property into two lots. The property that is not located in the floodway of Calloway Branch creek will be utilized as mortgage collateral for the HUD loan. The Planning and Zoning Commission, at their October 1, 2020 meeting, recommended approval of ZC 2020-09 with a vote of 4-0. The Planning and Zoning Commission also recommended approval of RP 2020-10, subject to approval of the proposed zoning change and conditions outlined in the Development Review Committee comments.

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. 3669, WITH DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 RP 2020-10 CONSIDERATION OF A REQUEST FROM 7625 GLENVIEW DRIVE TX LLC FOR A REPLAT OF LOTS 7R1 AND 7R2, BLOCK A, CALLOWAY FARM ADDITION, BEING 3.517 ACRES LOCATED AT 7625 GLENVIEW DRIVE.

APPROVED

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

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY ASSOCIATE MAYOR PRO TEM ORR TO APPROVE RP 2020-10, SUBJECT TO APPROVAL OF THE PROPOSED ZONING CHANGE (ZC 2020-09) AND SUBJECT TO THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 6-0.

E. PUBLIC WORKS

E.1 CONSIDER ORDINANCE NO. 3670, REVISING THE PERMANENT SPEED LIMIT ALONG DAVIS BOULEVARD (FM 1938) FROM SMITHFIELD ROAD TO 900 FEET NORTH OF ODELL STREET.

APPROVED

Director of Public Works Caroline Waggoner informed City Council the item for their consideration is to revise the permanent speed limit on Davis Boulevard. Last year a speed study was conducted by Lee Engineering on Davis Boulevard in response to motorist safety concerns along the corridor. The recommendation is to reduce a portion of the current 50 miles per hour (mph) zone to 45 mph along Davis Boulevard for 1.32 miles from Smithfield Road to a point 900 feet north of Odell Street. Davis Boulevard south of Smithfield Road will continue at 40 mph. Ms. Waggoner informed City Council the study was reviewed and approved by the Texas Department of Transportation (TxDOT). Staff recommends City Council approve Ordinance No. 3670, revising the permanent speed limit along Davis Boulevard (FM 1938) from Smithfield Road to 900 feet

north of Odell Street.

A MOTION WAS MADE BY COUNCIL MEMBER COMPTON, SECONDED BY MAYOR PRO TEM TURNAGE TO APPROVE ORDINANCE NO. 3670, REVISING THE PERMANENT SPEED LIMIT ALONG DAVIS BOULEVARD (FM 1938) FROM SMITHFIELD ROAD TO 900 FEET NORTH OF ODELL STREET.

MOTION TO APPROVE CARRIED 6-0.

E.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A SIGNALIZATION AGREEMENT WITH TRINITY METRO AND NRH IRON HORSE, LLC FOR THE DESIGN, CONSTRUCTION AND INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF IRON HORSE BOULEVARD AND BOULDER DRIVE.

APPROVED

Mayor Trevino announced that Deputy Mayor Pro Tem Rodriguez has a conflict of interest and would abstain from discussion and voting on the item. Deputy Mayor Pro Tem Rodriguez filed an affidavit of disqualification with the City Secretary stating that he sits on the Board for Trinity Metro.

Council member Rodriguez left the dais at 7:26 p.m.

Director of Public Works Caroline Waggoner informed City Council the item for their consideration is a three party agreement with Trinity Metro and NRH Iron Horse, LLC for the design, construction and installation of a traffic signal at the intersection of Iron Horse Boulevard and Boulder Drive. The signal will serve the TEXRail Iron Horse rail station. The terms of the agreement identify the funding, design and construction of the traffic signal. The cost of design and construction will be a 60/40 ratio, with Trinity Metro covering 60%. The city will accept ownership of the signal upon acceptance of the construction and a two-year maintenance bond will be provided to cover any defects in workmanship.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER WELCH TO AUTHORIZE THE CITY MANAGER TO EXECUTE A SIGNALIZATION AGREEMENT WITH TRINITY METRO AND NRH IRON HORSE, LLC FOR THE DESIGN, CONSTRUCTION AND INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF IRON HORSE BOULEVARD AND BOULDER DRIVE.

MOTION TO APPROVE CARRIED 5-0-1, WITH DEPUTY MAYOR PRO TEM RODRIGUEZ ABSTAINING.

F. GENERAL ITEMS

F.1 CONSIDER THE PURCHASE OF HARDWARE, SOFTWARE AND MAINTENANCE FROM RED RIVER TECHNOLOGY, LLC, THROUGH VARIOUS DEPARTMENT OF INFORMATION RESOURCES COOPERATIVE AGREEMENTS, IN THE COLLECTIVE AMOUNT NOT TO EXCEED $750,100 FOR FISCAL YEAR 2020/2021.

APPROVED

Deputy Mayor Pro Tem Rodriguez returned to the dais at 7:32 p.m.

Interim Director of Information Technology Bob Weakley presented item and was available to answer questions.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER COMPTON TO APPROVE THE PURCHASE OF HARDWARE, SOFTWARE AND MAINTENANCE FROM RED RIVER TECHNOLOGY, LLC, THROUGH VARIOUS DEPARTMENT OF INFORMATION RESOURCES COOPERATIVE AGREEMENTS, IN THE COLLECTIVE AMOUNT NOT TO EXCEED $750,100 FOR FISCAL YEAR 2020/2021.

MOTION TO APPROVE CARRIED 6-0.

F.2 AUTHORIZE REJECTION OF ALL BIDS RECEIVED FOR BID NO. 20-029 FOR CONSTRUCTION OF THE FIRE AND POLICE TRAINING CENTER FENCE LOCATED AT 7204 DICK FISHER DRIVE.

APPROVED

Director of Facilities and Construction Chris Amarante informed City Council the item for their consideration is to reject all bids received for the construction of the Fire and Police Training Center fence located at 7204 Dick Fisher Drive. The bid for the project was advertised in the newspaper and the city received three bids, all of which exceeded the original budget. City management recommends the bids be rejected and the project placed on hold to evaluate alternative options.

A MOTION WAS MADE BY MAYOR PRO TEM TURNAGE, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO AUTHORIZE REJECTION OF ALL BIDS RECEIVED FOR BID NO. 20-029.

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

Mayor Trevino announced there was no action necessary as the result of Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Compton made the following announcements.

Early voting for the November 3 election continues through this Friday, October 30, 2020. You can vote early at the Dan Echols Center or at any of the early voting locations in Tarrant County. In addition to the race for president and other political offices, the election includes a bond proposition for NRH street improvements. Please visit our website for more information.

With COVID-19 continuing to spread, health officials discourage families from trick-or-treating, trunk or treats, haunted houses, parties and other activities considered high risk for spreading the virus. If your family does decide to trick or treat on Halloween, please wear a cloth face mask that covers both your mouth and nose. Remain 6 feet apart from people not in your household. Use hand sanitizer frequently and wash your hands as soon as you return home. If you are sick, please stay home and do not hand out candy. Visit the city's website for more Halloween safety recommendations.

Kudos Korner - Clayton Comstock, Clayton Husband and Chad VanSteenberg in the Planning Department - The Texas Chapter of the American Planning Association recently recognized the North Richland Hills Transportation Plan as a recipient of the Chapter's 2020 Transportation Achievement Award. Congratulations to our Planning staff, as well as the Vision 2030 Strategic Plan Committee, Planning & Zoning Commission and City Council, for this honor.

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:39 p.m.

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Oscar Trevino, Mayor

ATTEST:

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Alicia Richardson
City Secretary/Chief Governance Officer