

**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  
MARCH 7, 2022**

**Rescheduled from March 14, 2022**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 7th day of March at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6
	Kelvin Deupree	Place 7

Absent:	Suzy Compton	Deputy Mayor Pro Tem, Place 3
---------	--------------	-------------------------------

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

**CALL TO ORDER**

Mayor Trevino called the meeting to order at 6:01 p.m.

**1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.**

City Council had no questions for staff.

**EXECUTIVE SESSION**

**1. SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION - IN RE NORTH RICHLAND HILLS ALAMO, LLC, CASE NO. 22-40384-ELM11, FILED IN THE US BANKRUPTCY COURT, NORTHERN DISTRICT OF TEXAS.**

March 07, 2022

City Council Meeting Minutes

Page 1 of 10

## **2. SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 4908 MARILYN LANE**

Mayor Trevino announced at 6:31 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, Section 551.071: Consultation with the City Attorney to seek advice about pending or contemplated litigation - In re North Richland Hills Alamo, LLC, Case No. 22-40384-elm11, filed in the US Bankruptcy Court, Northern District of Texas and Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 4908 Marilyn Lane. Executive Session began at 6:32 p.m. and recessed at 6:49 p.m.

Mayor Trevino announced at 6:49 that City Council would convene to the regular City Council meeting.

### **REGULAR MEETING**

#### **A. CALL TO ORDER**

Mayor Trevino called the meeting to order March 7, 2022 at 7:01 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6
	Kelvin Deupree	Place 7

Absent:	Suzy Compton	Deputy Mayor Pro Tem, Place 3
---------	--------------	-------------------------------

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

#### **A.1 INVOCATION**

Council member Rodriguez gave the invocation.

#### **A.2 PLEDGE - COUNCIL MEMBER RODRIGUEZ**

Council member Rodriguez 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 ORR, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 6-0.**

**B.1 APPROVE MINUTES OF THE FEBRUARY 28, 2022 REGULAR CITY COUNCIL MEETING.**

**C. PUBLIC HEARINGS**

**C.1 ZC21-0011, ORDINANCE NO. 3733, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BCC ENGINEERING FOR SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 5555 RUFÉ SNOW DRIVE, BEING 5.4 ACRES DESCRIBED AS LOT 1R, BLOCK 4, INDUSTRIAL PARK ADDITION.**

**APPROVED**

Mayor Trevino opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting a special use permit for a quick service restaurant on 5.4 acres located at 5555 Rufe Snow Drive. The area is designated on the Comprehensive Land Use Plan as retail commercial and the current

zoning is C-2 commercial. Mr. Husband provided site photos of the property.

Applicant representative Andrew Browning 4501 Oxbow Drive, McKinney, Texas presented the request. Mr. Browning shared the history of PJ's Coffee of New Orleans, which is a farm to cup business. The menu will include beignets and various pastries in addition to varied coffees. PJ's is involved with their communities. Mr. Browning shared his scholarship program available to employees. The existing site is a perfect location for his business. Ms. Clarice Westman Hodapp with BCC Engineering, located at 825 County Road 702, Cleburne, Texas provided an overview of the drive-through circulation and landscape plan. The property owner has agreed to provide sidewalks, ADA ramps and access to the Iron Horse development.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their February 17, 2022 meeting, recommended approval with a vote of 6-0, specifically with the sidewalk recommendation of the Development Review Committee.

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 DEUPREE, SECONDED BY COUNCIL MEMBER TURNAGE TO APPROVE ORDINANCE NO. 3733, WITH DRC COMMENTS AND SIGNAGE AND PAVEMENT MARKINGS, AS APPROVED BY STAFF.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

There were no items for this category.

**E. PUBLIC WORKS**

**E.1 CONSIDER THE 2022 PREVENTIVE STREET MAINTENANCE PROGRAM.**

**APPROVED**

Assistant Director of Public Works Boe Blankenship presented the item. Mr. Blankenship provided City Council with an overview of the 2022 preventative street maintenance program. The program includes 72 streets with more than 10 centerline miles. The types of preventive street maintenance includes: crack seal, slurry seal, micro surfacing, and 2" asphalt overlays for asphalt and partial pavement replacement

and crack seal for concrete streets. Mr. Blankenship informed City Council the City also partners with Tarrant County for asphalt rehabilitation. Item E.2, authorizes the City Manager to execute an interlocal agreement with Tarrant County to rehabilitate and resurface Onyx Drive South from Billy Faye Drive to Bonzer Street.

Mr. Blankenship shared with City Council that the 2022 preventative street maintenance program includes 77 projects on 72 streets with more than 10 centerline miles, and six pavement treatments for a cost of \$1,161,879.

Asphalt overlay street recommendations include: (1) Cancun Drive, 6600; (2) Dewsbury Street, 6500-6600; (3) Hanging Cliff Place, 7000-7100; (4) Hillside Court, 6600; (5) Jaime Renee Lane, 7717-7734; (6) Moss Lane, 6700-6800; (7) Onyx Drive South, 6300-6600; (8) Ridgetop Road, 6700; and (9) Vance Road, 4300-4408.

Asphalt slurry seal and micro surfacing recommendations include: (1) Brandi Place, 7700; (2) Bursey Court, 7700; (3) Dogwood Lane, 6800; (4) Harwick Lane, 7100-7200; (5) Market Court, 6200; (6) Oak Hills Court, 7000; (7) Rogene Court, 3600; (8) Rumfield Road, 8900-9200; (9) Rumfield Road, 8500-8800; (10) Rumfield Road, 8800-8900; (11) Steeple Ridge Drive, 8517-8529; (12) Willowcrest Drive, 3400.

Asphalt crack seal street recommendations include: (1) Amundson Road, 6400; (2) Bluebonnet Court, 6800; (3) Boulder Court, 6500; (4) Cardinal Court, 7800; (5) Cardinal Lane, 8500; (6) Chilton Drive, 6605-6633; (7) Circle Drive North, 5900; (8) Eden Road, 7000-7100; (9) Hickory Hollow Lane, 6800; (10) Kimberly Court, 7600; (11) Martin Drive, 9100-9200; (12) Meadowview Terrace, 7000-7064; (13) Meandering Court, 9200-9300; (14) Meandering Drive, 9200-9300; (15) Newman Drive, 8000-8200; (16) Northeast Parkway, 8200; (17) Onyx Drive North, 6435-6553; (18) Onyx Drive North, 6200-6233; (19) Shady Lake Drive, 4500-4549; (20) Springdale Lane, 6800; (21) Starnes Road, 8200-8300; (22) Vance Road, 3800-4000; (23) Victoria Avenue, 7000; and (24) Waycrest Drive, 4600.

Concrete partial pavement recommendations include: (1) Abbott Avenue, 5100; (2) Boulder Drive, 5100; (3) Brandi Place, 7768-7800; (4) Clover Leaf Drive, 7800; (5) Ember Oaks Drive, 7800; (6) Inverness Drive, 6300; (7) Oak Ridge, 7300; (8) San Jacinto Court, 8000; (9) Stephanie Court, 7100; (10) Strummer Drive, 5017-5100; (11) Twisted Oaks Way, 8600; (12) Waggoner Ranch Road, 6800-6900; (13) North Tarrant Parkway, 7800; and (14) North Tarrant Parkway, 8900.

Concrete crack seal recommendations include: (1) Bursey Road, 7400-7416; (2) Circle Drive North, 5800; (3) Emerald Circle, 8300; (4) Falcon Court, 7300; (5) Fireside Drive, 8000-8100; (6) Green Valley Drive, 7900-8000; (7) Holiday Lane, 6044-6068; (8) Holiday Lane, 6000-6044; (9) Iron Horse Boulevard, 7200-7300; (10) Lindwall Court, 7300; (11)

Newman Drive, 5809-8616; (12) Newman Drive, 7900; (13) Pecan Ridge Drive, 8100; (14) Robins Ways, 5713-5900; (15) Sheffield Court, 7900; (16) Thornhill Drive, 8217-8340; (17) Tourist Drive, 5600-5640; and (18) Winter Park Drive, 5800-5963.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE THE 2022 PREVENTIVE STREET MAINTENANCE PROGRAM.**

**MOTION TO APPROVE CARRIED 6-0.**

**E.2 AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY TO REHABILITATE AND RESURFACE ONYX DRIVE SOUTH FROM BILLY FAYE DRIVE TO BONZER STREET.**

**APPROVED**

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

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TARRANT COUNTY TO REHABILITATE AND RESURFACE ONYX DRIVE SOUTH FROM BILLY FAYE DRIVE TO BONZER STREET.**

**MOTION TO APPROVE CARRIED 6-0.**

**F. GENERAL ITEMS**

**F.1 CONSIDER RESOLUTION NO. 2022-014, AUTHORIZING ACCEPTANCE OF THE SUPPLEMENTAL GRANT #2848907 AWARD FROM THE OFFICE OF THE GOVERNOR IN THE AMOUNT OF \$2,639,791.45 INCREASING THE NORTH TEXAS ANTI-GANG CENTER'S FY2022 TOTAL OPERATIONS BUDGET TO \$3,524,121.80.**

**APPROVED**

Director of Public Works Jimmy Perdue presented items F.1 and F.2. Mr. Perdue informed City Council the City of North Richland Hills serves as the fiduciary and sponsoring agency for the North Texas Anti-Gang ("TAG") Center. The Governor's Office notified the City of a supplemental grant award from House Bill 5 for TAG Centers throughout Texas. The supplemental award will increase the North Texas TAG Center's operating budget by \$2,639,791.45 for a total Fiscal Year 2022 budget of \$3,524,121.80.

March 07, 2022

City Council Meeting Minutes

Page 6 of 10

Mr. Perdue shared that companion item F.2, Resolution No. 2022-015, requests approval to apply and submit a grant application to continue the North Texas TAG Center annual operations budget for Fiscal Year 2023. As grantee, the City will coordinate and manage the grant. The City will receive a maximum reimbursement amount of \$164,691.00 for administrative costs for time and resources dedicated to the grant. The City will also receive a maximum of \$107,862.33, which is 10% of eligible modified total direct costs in the Fiscal Year 2023 grant application.

**A MOTION WAS MADE BY COUNCIL MEMBER DEUPREE, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE RESOLUTION NO. 2022-014, AUTHORIZING ACCEPTANCE OF THE SUPPLEMENTAL GRANT #2848907 AWARD FROM THE OFFICE OF THE GOVERNOR IN THE AMOUNT OF \$2,639,791.45 INCREASING THE NORTH TEXAS ANTI-GANG CENTER'S FY2022 TOTAL OPERATIONS BUDGET TO \$3,524,121.80.**

**MOTION TO APPROVE CARRIED 6-0.**

**F.2 CONSIDER RESOLUTION NO. 2022-015, AUTHORIZING SUBMISSION OF THE APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE TEXAS GOVERNOR'S OFFICE HOMELAND SECURITY DIVISION FY2023 NORTH TEXAS ANTI-GANG CENTER, GRANT #284890.**

**APPROVED**

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

**A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2022-015, AUTHORIZING SUBMISSION OF THE APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE TEXAS GOVERNOR'S OFFICE HOMELAND SECURITY DIVISION FY2023 NORTH TEXAS ANTI-GANG CENTER, GRANT #284890.**

**MOTION TO APPROVE CARRIED 6-0.**

**F.3 APPROVE RESOLUTION NO. 2022-016, RECEIVING THE CERTIFICATION OF UNOPPOSED CANDIDATES AND CANCELING THE MAY 7, 2022 GENERAL ELECTION.**

**APPROVED**

City Secretary/Chief Governance Officer Alicia Richardson informed City Council the

purpose of Resolution No. 2022-016, is to receive the certification of unopposed candidates for the 2022 general election and to cancel the May 7, 2022 general election. The filing period for the 2022 general election began January 19, 2022 and concluded on February 18, 2022. The unopposed candidates are Oscar Trevino, Mayor; Rita Wright Oujesky, Place 2; Mason Orr, Place 4; and Scott Turnage, Place 6. The newly elected officials will be sworn into office at the May 18, 2022 City Council meeting. Ms. Richardson informed City Council a copy of the cancellation order will be placed on the doors of City Hall, Public Library and former Bursey Senior Center on Election Day. A copy of the order will also be provided to Tarrant County to include with their notices posted at each Election Day polling location.

**A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE RESOLUTION NO. 2022-016.**

**MOTION TO APPROVE CARRIED 6-0.**

**F.4 CONSIDER RESOLUTION NO. 2022-017, APPOINTING A MEMBER TO THE CIVIL SERVICE COMMISSION.**

**APPROVED**

City Secretary/Chief Governance Officer Alicia Richardson presented item. Mayor Trevino recommends the appointment of Marvin Smith to the Civil Service Commission. If approved, Mr. Smith will fulfill the vacancy in Place 4, term expiring June 30, 2022. Staff recommends approval of Resolution No. 2022-017.

**A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE RESOLUTION NO. 2022-017.**

**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**

**APPROVED**

Mayor Trevino announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 4908 Marilyn Lane.



A MOTION WAS MADE BY MAYOR PRO TEM ORR, SECONDED BY COUNCIL MEMBER DEUPREE TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A ONE TO FOUR FAMILY RESIDENTIAL CONTRACT WITH OLIVIA BAJA, AND EXECUTE ANY NECESSARY AND RELATED DOCUMENTS FOR THE SALE OF PROPERTY LOCATED AT 4908 MARILYN LANE IN THE AMOUNT OF \$250,000.

MOTION TO APPROVE CARRIED 6-0.

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Turnage made the following announcements.

Enjoy an evening of classical music at the NRH Library on Thursday, March 17. The Spectrum Chamber Music Society will perform in the Library lobby starting at 5:30 p.m. Admission is free. This event is part of the Library's Celebrating Culture Series. Please visit the Library's website for more information.

Keep NRH Beautiful is hosting a free virtual Vegetable Gardening Seminar at 6:00 p.m. on Thursday, March 24. Attendees will learn when to plant vegetables and how to care for them. You can find a link to register for the seminar on the city's website.

NRH Parks & Recreation invites you to an Open Trail Ride at the new Fossil Creek Mountain Bike Trails on Saturday, March 26 from 10:00 a.m. to 1:00 p.m. Riders of all ages are welcome. Please visit the city's website for more information.

Kudos Korner - Clayton Husband in the Planning Department - City staff expressed appreciation for the assistance Clayton provided them. His knowledge and ability to quickly retrieve the information they needed was very beneficial. They appreciate his teamwork and willingness to help out.

## **I. ADJOURNMENT**

Mayor Trevino adjourned the meeting at 8:03 p.m.

---

Oscar Trevino, Mayor

ATTEST:

---

Alicia Richardson  
City Secretary/Chief Governance Officer