

**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 25, 2022**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 25th 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
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6

Absent:	Kelvin Deupree	Place 7
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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 6:00 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.

2. **SECTION 551.072: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY - 9111 HAWK AVENUE AND 6020 WALKER BOULEVARD**
3. **SECTION 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS - 9111 HAWK AVENUE AND 6020 WALKER BOULEVARD**

Mayor Trevino announced at 6:01 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; Section 551.072: Deliberate the purchase, exchange, lease or value of real property - 9111 Hawk Avenue and 6020 Walker Boulevard; and Section 551.087: Deliberation regarding Economic Development negotiations - 9111 Hawk Avenue and 6020 Walker Boulevard. Executive Session began at 6:05 p.m. and concluded at 6:31 p.m.

Mayor Trevino announced at 6:31 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 25, 2022 at 7:00 p.m.

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Place 1
	Rita Wright Oujesky	Associate Mayor Pro Tem, Place 2
	Suzy Compton	Deputy Mayor Pro Tem, Place 3
	Mason Orr	Mayor Pro Tem, Place 4
	Patrick Faram	Place 5
	Scott Turnage	Place 6

Absent:	Kelvin Deupree	Place 7
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Staff Members:	Mark Hindman	City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney

A.1 INVOCATION

Mayor Pro Tem Orr gave the invocation.

A.2 PLEDGE

Mayor Pro Tem Orr 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

Mr. John Schleeter, 6553 Northern Dancer Drive, was present to register his complaint with the city regarding Beaten Path Development. Mr. Schleeter is the president of the homeowner association and Beaten Path turned over maintenance of the development that included an non-working irrigation system. Mr. Schleeter mentioned that he has talked to Chief Building Official Dave Pendley numerous times because the builder did not manage infrastructure problems arising from construction. He asked the Planning and Zoning Commission and City Council to be mindful of future homeowner associations created by developers.

Mayor Trevino asked City Manager Mark Hindman to get information on Mr. Schleeter's concern and provide an update to City Council. Mr. Hindman advised that staff would work with the developers and the homeowner association.

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, AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE APRIL 11, 2022 REGULAR CITY COUNCIL MEETING.

April 25, 2022

City Council Meeting Minutes

Page 3 of 9

B.2 AUTHORIZE PAYMENT TO MOTOROLA SOLUTIONS, INC., FOR SIXTY-FIVE (65) PUBLIC SAFETY PORTABLE RADIOS USING HOUSTON-GALVESTON AREA COUNCIL (HGAC) COOPERATIVE AGREEMENT HGAC RA05-21, AS AN END USER UNDER CITY OF FORT WORTH CONTRACT CSC NO. 50054, IN THE AMOUNT OF \$395,215.25.

B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A SERVICE AGREEMENT WITH DATAPROSE, L.L.C., FOR UTILITY BILL PRINTING, MAILING, AND INSERT PRINTING SERVICES THROUGH AN INTERLOCAL AGREEMENT WITH THE CITY OF PLANO, IN AN ANNUAL AMOUNT NOT TO EXCEED \$140,000.

C. PUBLIC HEARINGS

C.1 CONDUCT PUBLIC HEARING AND APPROVE ORDINANCE NO. 3735, AMENDING THE FISCAL YEAR 2021/2022 AMENDED BUDGET.

APPROVED

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

Ms. Lewis informed City Council this fifth budget amendment will provide the necessary funding for Iron Horse Golf Course and NRH20 Aquatic Park. The adopted budget included projected revenues and expenditures for the operation of Iron Horse Golf Course. The City contracted with Kemper Sports Management to operate the facility and upon review of the current budget, Kemper Sports recommended modifications in both revenues and expenditures for the remainder of the year. The total cost of \$312,148 will be offset by increased revenues with green fees and driving range categories. City staff reviewed the projected attendance, revenues, and expenditures for NRH20. Based on the impact of inflation on the cost of goods and increased personnel cost are driving an increase in operating cost. Staff anticipates the increase in admissions, food and beverage and merchandise sales will generate additional revenues to offset additional expenses.

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 ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY DEPUTY MAYOR PRO TEM COMPTON TO APPROVE ORDINANCE NO. 3735, AMENDING THE FISCAL YEAR 2021/2022 AMENDED BUDGET.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT22-0012 CONSIDERATION OF A REQUEST FROM FW WESTERN RIDGE LLC FOR A FINAL PLAT OF RUMFIELD ESTATES, BEING 9.273 ACRES LOCATED AT 7501 PRECINCT LINE ROAD AND ASSOCIATED WATER COURSE MAINTENANCE AGREEMENT.

APPROVED

Director of Planning Clayton Comstock informed City Council the applicant is requesting a final plat for 9.273 acres located at 7501 Precinct Line Road. The area is designated on the Comprehensive Land Use Plan as office commercial on Precinct Line Road, with the remainder designated as medium density residential. The current zoning for the residential portion is RI-PD residential infill planned development and the commercial lot is zoned NR-PD non-residential planned development. Mr. Comstock provided site photos of the property.

Applicant representative Mark Wood with Howe/Wood & Company located at 6617 Precinct Line Road, Suite 200 presented request and was available to answer questions.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their April 7, 2022 meeting, recommended approval with a vote of 4-0 to approve the plat with the conditions outlined in the Development Review Committee comments. Mr. Comstock advised that the applicant has revised the plat to address all conditions.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER FARAM TO APPROVE PLAT22-0012 AND THE ASSOCIATED WATER COURSE MAINTENANCE AGREEMENT.

MOTION TO APPROVE CARRIED 6-0.

D.2 PLAT22-0013 CONSIDERATION OF A REQUEST FROM LONESTAR LAND SURVEYING FOR A REPLAT OF LOTS 11-R AND 12-R, BLOCK 2, W.E. ODELL ADDITION, BEING 0.495 ACRES LOCATED AT 8005 MICKEY STREET.

APPROVED

Director of Planning Clayton Comstock informed City Council the applicant is requesting a replat for 0.495 acres located at 8005 Mickey Street. The area is designated on the Comprehensive Land Use Plan as low density and the current zoning is R-3, single-family residential. Mr. Comstock provided site photos of the property.

Applicant representative Mitchell Miller with Lonestar Land Surveying located at 3521 SW Wilshire Boulevard, Suite A, Joshua, Texas informed City Council the property owner will keep the existing residence and will build a new single-family residence.

Mr. Comstock presented staff's report. The Planning and Zoning Commission, at their April 7, 2022 meeting, recommended approval with a vote of 4-0.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY TO APPROVE PLAT22-0013, INCLUDING THE REQUESTED WAIVERS TO THE LOT WIDTH, LOT DEPTH, AND LOT AREA STANDARDS AFFECTING THIS PROPERTY.

MOTION TO APPROVE CARRIED 6-0.

E. PUBLIC WORKS

E.1 CONSIDER RESOLUTION NO. 2022-021, RECOMMENDING THE AWARD OF A CONSTRUCTION CONTRACT BY TARRANT COUNTY TO HORSESHOE CONSTRUCTION, INC. FOR THE PARAMOUNT STREET SANITARY SEWER IMPROVEMENTS PROJECT FOR THE 47TH ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT IN THE TOTAL CONTRACT AMOUNT OF \$249,845.50.

APPROVED

City Engineer Nathan Frohman presented the item. The City, in collaboration with Tarrant County, participates in the Annual Community Development Block Grant (CDBG). The City has identified the Paramount Street sanitary sewer improvement as the project for the 47th year of the CDBG program. The City has contracted with Tarrant County's CDBG department to administer the City's CDBG funds. Staff recommends City Council approve Resolution No. 2022-021, recommending the award of a construction contract by Tarrant County to Horseshoe Construction, Inc. for the 47th Annual Community Development Block Grant project identified as the Paramount Street Sanitary Sewer Improvement Project in the total contract amount of \$249,845.50.

A MOTION WAS MADE BY ASSOCIATE MAYOR PRO TEM WRIGHT OUJESKY, SECONDED BY DEPUTY MAYOR PRO TEM COMPTON TO APPROVE RESOLUTION NO. 2022-021.

MOTION TO APPROVE CARRIED 6-0.

E.2 AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH MULTATECH ENGINEERING, INC., IN AN AMOUNT NOT TO EXCEED \$171,455.00 FOR THE LARIAT TRAIL PROJECT (ST2211).

APPROVED

City Engineer Nathan Frohman presented the item. The Lariat Trail project consists of engineering and construction of approximately 2,000 linear feet of Lariat Trail in two segments - Meadow Lakes Drive to Riviera and Circle View Court to the dead end. The improvements include reconstructing the existing roadway with reinforced concrete and the addition of pedestrian facilities.

A MOTION WAS MADE BY COUNCIL MEMBER FARAM, SECONDED BY MAYOR PRO TEM ORR TO AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING DESIGN SERVICES WITH MULTATECH ENGINEERING, INC., IN AN AMOUNT NOT TO EXCEED \$171,455.00 FOR THE LARIAT TRAIL PROJECT.

MOTION TO APPROVE CARRIED 6-0.

E.3 CONSIDER AWARD OF RFB 22-017 TO QUALITY EXCAVATION, LLC, FOR CONSTRUCTION OF THE BEDFORD EULESS ROAD PROJECT (ST2111) IN THE AMOUNT OF \$4,434,922.61 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CONSTRUCTION AGREEMENT.

APPROVED

Director of Public Works Caroline Waggoner presented item. The Bedford Euless Road project (ST2111) is a part of the approved 2020 Bond Program. This project is the first "major" (collector or arterial classification) roadway and the scope includes: full pavement reconstruction, upgraded storm drain system, water system improvements, and continuous pedestrian facilities. The existing five-lane roadway will be "right sized" to a three-lane configuration as recommended by the 2019 Transportation Plan.

A MOTION WAS MADE BY COUNCIL MEMBER TURNAGE, SECONDED BY DEPUTY MAYOR PRO TEM COMPTON TO AWARD RFB 22-017 TO QUALITY EXCAVATION, LLC, FOR CONSTRUCTION OF THE BEDFORD EULESS ROAD PROJECT (ST2111) IN THE AMOUNT OF \$4,434,922.61 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RELATED CONSTRUCTION AGREEMENT.

MOTION TO APPROVE CARRIED 6-0.

F. GENERAL ITEMS

There were no items for this category.

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 is no action necessary as the result of Executive Session.

H. INFORMATION AND REPORTS

H.1 ANNOUNCEMENTS

Council member Wright Oujesky made the following announcements.

Early voting began today and continues through May 3 for the May 7 Election to decide school board trustees and two amendments to the Texas Constitution. Early voting locations in North Richland Hills include the Library and St. Paul Presbyterian Church. Please be aware that there will be no polling locations in North Richland Hills on Election Day. If you wait until May 7 to vote, you can do so at Watauga City Hall, Richland Hills City Hall, Haltom City Senior Center, Shady Grove Elementary School in Keller, or any other polling location in Tarrant County. A list of polling locations and sample ballots can be found on Tarrant County's website.

The Sounds of Spring Concert Series continues every Friday through May 20 on the plaza in front of City Hall. Seating opens at 6:00 p.m. and the show starts at 7:00 p.m. Admission is free. Seating is on the lawn, so don't forget to bring a blanket or lawn chair. A variety of food trucks will be on-site for each concert. Visit the city's website for more details.

Stop by the NRH Library this Saturday, April 30, for a pop-up book sale. The event will take place from 1:00 to 4:00 p.m. in the lobby. All proceeds support the Friends of the NRH Library in their mission to enhance literacy events and services.

April 25, 2022

City Council Meeting Minutes

Page 8 of 9

Kudos Korner - Erik Whitlock in the Police Department - We received numerous comments of appreciation and praise for Detective Whitlock's work to solve the 19-year-old case of who shot Officer Jeff Garner. One resident wrote, "Thank you Det. Whitlock and those who have worked so long over the years hitting roadblock after roadblock but still working hard." Another commented, "That is some amazing work he did! I'm proud of his determination, skills, and knowledge to solve this case. Detective Whitlock is the kind of law enforcement officer we should all be thankful for."

I. ADJOURNMENT

Mayor Trevino adjourned the meeting at 7:46 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer