

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
AUGUST 13, 2018
MINUTES**

Roll Call:

Council present:

Edward Lopez, Mayor
Travis Malone, Place 1
Allison Barger, Mayor Pro Tem
Curtis A Bergthold, Place 3
Roland Goveas, Place 4
Athena Campbell, Place 5

Council Absent:

Staff

Eric Strong, City Manager
Cathy Bourg, City Secretary
Betsy Elam, City Attorney

WORK SESSION – Mayor Lopez Called to Order – Time 6:00 p.m.

- 1. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).**

Motion: Motion was made by Councilmember Bergthold, and seconded by Councilmember Campbell to convene into executive session. Time: 6:01 p.m.

Motion carried by a vote of 5-0.

Mayor Lopez reconvened into open session. Time: 6:49 p.m.

- 2. Discussion of items and presentations listed on tonight's City Council Agenda**

None at this time.

Break was taken until regular session.

REGULAR SESSION – Mayor Lopez Called to Order – Time 7:00 p.m.

Invocation – Mayor Lopez

Pledge of Allegiance

1A. Citizen Appearances/Public Comments

(Citizens who have signed a card to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Public comment will not be taken on items that the Council has previously considered in a public hearing.)

No speakers.

CONSENT AGENDA

2A. Approval of minutes from the July 23rd, 2018 City Council Meeting.

Motion: Motion was made by Councilmember Goveas, and seconded by Councilmember Malone to approve the consent agenda.

Motion carried by a vote of 5-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Public Hearing and Consideration of Ordinance 1360-18, a zoning map amendment to rezone the property at 2625 Handley Ederville Road, currently zoned Mixed Use.

Kay Duffy, presented Ordinance 1360-18, a zoning map amendment to rezone the property at 2625 Handley Ederville Road, currently zoned Mixed Use to Entertainment District Overlay. The Planning & Zoning Commission recommended rezoning this property at their July 24th meeting to be consistent with the rezone of the train station. Staff recommends holding off on the rezone at this time and to reconsider when considering the rezone of Burns Street.

Mayor Lopez opened the Public Hearing: Time 7:05 p.m.

Chris Baker, the property owner spoke against the rezone.

Doug Knowlton, 2749 Spruce Park, asked what uses are in EDO.

Mayor Lopez closed the Public Hearing: Time 7:08 p.m.

Motion: Motion was made by Councilmember Goveas, and seconded by Councilmember Malone to deny.

Motion carried by a vote of 5-0.

3B. Public Hearing and Consideration of Ordinance 1361-18, a Planned Development 2018-0573 at 7059 Midway Road, currently zoned Mixed Use.

Kay Duffy, Development Manager presented Ordinance 1361-18, a Planned Development 2018-0573, at 7059 Midway Road, currently zoned Mixed Use. The applicant, Chris Baker has applied for a zoning change to reassign a piece of vacant land at the far west end of Burns Street. The property, of approximately 9 acres of developable land, is made up of 3 parcels collectively addressed as 7059 Midway road and currently zoned Mixed Use (MX). He would like to build several buildings for new development. He already has a tenant lined up for the first building which promises to be a good fit with our city and a good source of sales tax revenue. The tenant would like to occupy the unit during the 1st quarter of 2019. He is requesting a change to planned development zoning in order to make some modifications to the development regulations and to specify some business types that are not currently allowed in our zoning ordinance.

P&Z recommends the Planned Development with the following modifications (which have been incorporated into the draft ordinance):

- Masonry requirements should not be eliminated, but can be relaxed to match the wainscoting requirements recently agreed to for the property at 2500 Austin.
- Landscape screens should be outside the fences along both Burns and Midway Roads.
- Unpaved surfaces should be removed from the list of allowed driveway and parking materials.

P&Z also specifically asked that results of a drainage study be added to the site plan prior to permitting to assure that the site will not be draining onto either Burns or Midway.

Mayor Lopez opened the Public Hearing: Time 7:14 p.m.

Chris Baker, the property owner spoke seeking approval of the rezone. Mr. Baker provided information about the future tenant and building as well as the drainage concerns.

Mayor Lopez closed the Public Hearing: Time 7:20 p.m.

Council had questions of the applicant regarding the screening with use of a chain link fence.

Motion: Motion was made by Councilmember Campbell, and seconded by Councilmember Bergthold to approve.

Motion carried by a vote of 5-0.

3C. Public Hearing regarding FY 2019 Tax Rate.

Eric Strong, City Manager presented information regarding FY 2019 Tax Rate. This public hearing is the first of two public hearings on the proposed tax rate. The next public hearing will be on August 27th. The tax rate for the current year is .563738. That is down from a rate of the previous year of .595633. For the upcoming year, the effective tax rate is .525644 and the rollback rate is .555161. Adopting the effective rate

will generate approximately \$2,289,017 in revenue, and the rollback rate will generate approximately \$2,444,511 (a difference of \$155,494).

Mayor Lopez opened the Public Hearing: Time 7:25 p.m.

No Speakers.

Mayor Lopez closed the Public Hearing: Time 7:25 p.m.

3D. Public Hearing regarding FY 2018-2019 Budget.

Eric Strong, City Manager presented information regarding FT 2018-2019 Budget public hearings. This public hearing is the first of two public hearings on the proposed budget. The next Public Hearing will be held on August 27th.

Mayor Lopez opened the Public Hearing: Time 7:26 p.m.

No Speakers.

Mayor Lopez closed the Public Hearing: Time 7:26 p.m.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Consideration of Ordinance 1362-18 calling an election to allocate ½ cent sales tax.

Eric Strong, City Manager presented Ordinance 1362-18 calling an election to allocate ½ cent sales tax. Currently ½ cent of sales tax capacity in Richland Hills goes toward paying the Fort Worth Transportation Authority the final obligation that they are legally allowed to collect once residents voted to withdraw from the system in November of 2016. That obligation is estimated to be fulfilled in March of 2019. As such, after discussions with the Comptroller's office, we are eligible to hold an election to reallocate the ½ cent for other purposes. That election may be held as early as this November. If held in November, and approved by residents, we would start collecting the new tax in April of 2019.

The proposed ordinance serves to call an election for this November. The election will have two propositions. One is to allocate funds to street maintenance (3/8th of a cent). The other is to add 1/8th of a cent to our existing Type B sales tax (new total would be 1/4th of a cent).

Based on current collections, the 3/8th cent for streets would generate approximately \$1,181,250 per year and the 1/8th cent for Type B would generate an additional \$393,750 (above what is generated currently).

The street tax would be dedicated strictly to repairing and maintaining (including reconstructing) existing streets and sidewalks. The Type B tax would be eligible for any

legal purpose allowed by state law, including economic development and park improvements.

If council approves the ordinance, staff will begin educating voters on the issues through a series of mailers to registered voters, as well as information on our website and social media accounts.

Doug Knowlton, 2749 Spruce Park, would like to see all of the ½ cent allocated to the street maintenance program.

Motion: Motion was made by Councilmember Barger, and seconded by Councilmember Bergthold to approve.

Motion carried by a vote of 5-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Consideration of Bid Award for Security Fencing at Police and Fire Stations.

Russell Shelley, Fire Chief presented the bid award for Security Fencing at Police and Fire Stations. A total of four bids were received and American Fence Company was the low bid and included all required provisions in their bid package. The total cost of the contract for the north side area and mow strips is \$103,250.00. Staff anticipates using funds from CCPD to complete the project.

Motion: Motion was made by Councilmember Bergthold, and seconded by Councilmember Malone to award the bid to American Fence Company as specified with exclusions included.

Motion carried by a vote of 5-0.

5B. Consideration of Bid Award for Design Services for Trail Design.

Richard McMahan, 2945 Gumwood, asked about additional information and a time frame.

Eric Strong, City Manager presented the bid award information and discussed future meetings that will be open to the public. Three firms submitted Statements of Qualifications and based on the qualifications in their RFQ's submittal and interview, Jones & Carter is the most qualified firm for the upcoming project. The total project has been estimated at \$2,201,359 with the City's obligation totaling \$419,282.

Matt McCombs with Jones & Carter gave a presentation on the Design Services for the Trail.

Motion: Motion was made by Councilmember Campbell, and seconded by Councilmember Goveas to approve Resolution 499-18 authorizing the City

Manager to execute a contract with Jones & Carter, with the permission of Texas Department of Transportation (TxDOT), to design the Hike and Bike Trail (project # CSJ 0902-90-081) subject to City Attorney approval.

Motion carried by a vote of 5-0.

OTHER ITEMS FOR CONSIDERATION

6A. Consideration of appointments to Boards and Committees

Motion: Motion was made by Councilmember Barger, and seconded by Councilmember Bergthold to appoint the following members to the Richland Hills Development Corporation Board:

- Place 1 Edward Lopez – Chair
- Place 2 Curtis A Bergthold
- Place 3 Allison Barger
- Place 4 Athena Campbell
- Place 5 Bill Agan
- Place 6 Ricky Head
- Place 7 Jorge Cisneros

Motion carried by a vote of 5-0.

REPORTS & DISCUSSIONS

7A. Presentation of Monthly Reports

No discussion

7B. Discussion regarding Communication and Public Outreach efforts

Eric Strong, City Manager discussed Communication and Public Outreach ideas that came out of the Council Communications Committee meeting. Some of those items include: a need to update the employee social media policy, website newsletter to include events and new businesses, targeted information by mail or email and increasing post to the City's Facebook page.

7C. Budget Update

Eric Strong, City Manager gave an updated on the FY 2018-2019 Budget. He discussed some of the things he would like Council to be thinking about for the next meeting. They included: 6Stones, Utility Rates and Revenue Projections, Employee Increases, Fire Station, Staffing and the Tax Rate.

8. COMMUNITY INTEREST ITEMS

- Groundbreaking for 820/121 Project was this morning. To get information and stay updated on progress, visit www.keep820moving.org and subscribe to news updates.
- Clear the Shelter – August 18th
- Bulk Waste Collection – August 20th
- Senior Citizens Day – August 21st 10 – 11:30 a.m.
- Community Dinner – August 22nd 7 – 8:30 p.m. at The Link – This dinner is sponsored by several churches and all are invited to attend. The dinner will be held on the 4th Wednesday of every month. The dinners are free of charge.
- Vax Shack – August 23rd

9. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).

None at this time.

10. A motion was made by Councilmember Barger, and seconded by Councilmember Malone to adjourn. Motion passed 5-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 8:23 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Edward Lopez, Mayor