

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
NOVEMBER 12, 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).**

None at this time.

- 2. Presentation by Linebarger and Associates regarding sale of property.**

Corey Fickes with Linebarger and Associates presented to Council different options regarding the sale of property.

- 3. Discussion regarding utility fees and rates.**

Eric Strong, City Manager gave a presentation on utility fees and rates. The goal is to ensure the base bill remains the same for residential customers, while providing needed resources for water and wastewater line repairs. Additionally, after comparisons show we have lower commercial rates than many of our neighbors and comparable cities, there should be some increase to the commercial rates above what is being charged currently. Mr. Strong discussed the history of rate changes, expenses by function and department as well as the following proposed notable changes: Eliminates the \$8.17 EPA Fee; Reduces the Drainage fee by \$5 per month; Adds a volume charge for the first 2,000 gallons of water; and Changes Water and Wastewater base rates and volume charges.

The new rates are projected to generate approximately \$4,058,000 in revenue. This includes \$550,000 in infrastructure. The new rate structure increases revenues above the combination of the old rate structure and EPA fee by approximately \$250,000 per year.

4. Discussion of items and presentations listed on tonight's City Council Agenda.

No discussion.

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 Barger, and seconded by Councilmember Campbell to convene into executive session. Time: 6:24 p.m.

Motion carried by a vote of 5-0.

Mayor Lopez reconvened into open session. Time: 6:58 p.m.

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

Invocation – Councilmember Campbell

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 October 22nd, 2018 City Council Meeting.

2B. Approval of updates to the Employee Handbook regarding Pay Policies.

2C. Approval of renewal of Group Health Insurance and benefits plan for Calendar Year 2019.

2D. Approval of sewer main replacement from the 7000 block of Dover Lane to the 7000 block of Brooks Avenue.

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

Motion carried by a vote of 5-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Public Hearing and consider approval of a planned unit development (PD) request on 4.96 acres located at 7145 and 7157 Baker Boulevard.

Motion: Motion was made by Councilmember Campbell, and seconded by Councilmember Malone to reorder the agenda to move 3A to fall after 5B.

Motion carried by a vote of 5-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Consider approval of a zoning map amendment to rezone properties south of Hwy 121 from Mixed Use and Heavy Commercial to Business Park.

Kay Duffy, Development Manager gave a presentation on a zoning map amendment to rezone properties south of Hwy 121 from Mixed Use and Heavy Commercial to Business Park.

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

Motion carried by a vote of 5-0.

4B Consider approval of proposed supplementary ordinance standards for the Business Park District.

Kay Duffy, Development Manager gave a presentation of proposed supplementary ordinance standards for the Business Park District.

Motion: Motion was made by Councilmember Goveas, and seconded by Councilmember Campbell to table.

Motion carried by a vote of 5-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Consideration of agreement with Schrickel Rollins and Associates for Park Planning Services.

Eric Strong, City Manager gave a presentation on an agreement with Schrickel Rollins and Associates for Park Planning Services.

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

Motion carried by a vote of 5-0.

5B. Consideration of Bid Award for property located at 3123 Ash Park Drive.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Campbell to remove item from the table.

Eric Strong, City Manager gave a presentation regarding a bid award in the amount of \$14, 000.00, for property located at 3123 Ash Park Drive.

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

Motion carried by a vote of 5-0.

3A. Public Hearing and consider approval of a planned unit development (PD) request on 4.96 acres located at 7145 and 7157 Baker Boulevard.

Candice Edmondson, Assistant City Manager gave a presentation regarding a planned unit development (PD) request on 4.96 acres located at 7145 and 7157 Baker Boulevard.

John Pitstick with Our Country Homes gave a presentation regarding the PD and presented a letter from Engineering Firm that conducted the traffic study and how it will impact the area.

Mayor Lopez called for a 10 minute break. Time: 8:13 p.m.

Mayor Lopez reconvened the meeting. Time: 8:23 p.m.

Kyle LaPointe, Chair of the Planning and Zoning Commission spoke regarding the Planning and Zoning Commissions approval of the PD request.

Mayor Lopez opened the Public Hearing. Time: 8:33 p.m.

Phylis Denton, 7230 Bridges Ave., spoke against the PD request.

Kevin Jones, 7116 Hardisty St., spoke in favor of the PD request.

Kay Waisanen, 7200 Bridges Ave., spoke against the PD request.

Karen Jones, 7147 Bridges Ave., spoke against the PD request.

Meg Acker, 7146 Hovenkamp Ave., was neither for nor against and had questions regarding rental property, traffic, cost and appealing to families.

Jerry Jones, 7147 Bridges Ave., spoke against the PD request.

Frank Hopp, 7160 Bridges Ave., spoke against the PD request.

Mike Witt, 7200 Hovenkamp, spoke against the PD request.

Martha Strain, 3663 Popplewell, spoke against the PD request.

Kyle LaPointe, 7114 Hovenkamp, spoke in favor of the PD request.

Theodore Stiles, 3437 Popplewell, spoke against the PD request.

Toby Wright, 6901 Glen Hills Rd., was neither for nor against and spoke regarding traffic, and the need for growth.

Meg Acker, Karen Jones, Kevin Jones and Mike Witt all made additional comments.

Mrs. Malcomesius, 7120 Bridges spoke against the PD request.

Mayor Lopez closed the Public Hearing: Time: 9:32 p.m.

Motion: Motion was made by Councilmember Goveas, and seconded by Councilmember Malone to approve the PUD with the elimination of alley exit to the north of property and a 8 foot masonry fence on the north side and the articulation of the roof done facing Baker Blvd with final approval of the site plan to be submitted to the Council for approval to be incorporated as part of the zoning ordinance.

Motion carried by a vote of 5-0.

OTHER ITEMS FOR CONSIDERATION

6A. None at this time.

REPORTS & DISCUSSIONS

7A. None at this time.

8. COMMUNITY INTEREST ITEMS

- Canvass - November 2018 Special Election will be held on November 15th.
- Children's Day Camps
 - Fall Break - November 19-21
 - Winter Break 1 - December 26-28

- Winter Break 2 - December 31 & Jan 2-4
 - All camps are for children ages 5-12 years old. Camps include breakfast and an afternoon snack. Each day will consists of gym time, games, crafts, movies and more!
- RYA Children's BASKETBALL
 - December-March
 - Children ages 5-12 can sign-up through The Link at a discount to play in RYA's Winter Basketball League.
 - The league includes one practice per week and games on Saturdays. Kids 9-12 years old will be practice and play offsite at Fort Worth Christian. Registration officially ends December 1. Call The Link for more details.
- Annual Christmas Tree Lighting - Friday, November 30 from 6:00 PM – 9:00 PM at The Link Plaza
- 12 Days of Christmas at Night - Wednesday, December 5th 4:15 PM – 9:15
- Senior Lunch Bunch - Thursday, December 13th 12 noon – 2 PM at The Link Turkey & dressing and all the fixins!
- Vax Shack at the Animal Shelter – 4th Thursday of each month
- City Offices Closed – Wednesday, November 21st at 12:30 p.m. and Thursday and Friday all day.

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 Campbell to adjourn. Motion passed 5-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 10:32 p.m.

ATTEST

APPROVED

Cathy Bourg, City Secretary

Edward Lopez, Mayor