

**RICHLAND HILLS CITY COUNCIL  
REGULAR MEETING  
MARCH 28, 2022  
MINUTES**

Roll Call:

Council present

Edward Lopez, Mayor  
Douglas Knowlton, Place 1  
Stacey L. Morse, Place 2  
Curtis A. Bergthold, Mayor Pro Tem  
Javier Alvarez, Place 4  
G.W. Estep, Place 5

Council absent

None

Staff present

Candice Edmondson, City Manager  
Lindsay Wells, City Secretary  
James Donovan, City Attorney

**CITY COUNCIL WORK SESSION – 6:30 PM**

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

None.

2. **Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.**

**6A. *Accepted Annual Comprehensive Financial Report for Fiscal Year ended September 30, 2021***

Finance Director Patricia Albrecht introduced Daniel Hungerford, representing the accounting firm, George, Morgan & Sneed, P.C., who advised that the auditors issued an unmodified, or clean, opinion, and the auditor was able to perform the required work on the statements provided by management, and has no reservations with respect to these financial statements.

Discussion ensued regarding excess reserves and unassigned funds.

**7B. February Department Reports**

Assistant to the City Manager Logan Thatcher provided a brief overview of Community Development and advised of updated reports and information for Council consideration.

Director of Parks and Recreation Jason Brown presented the Parks Department update and discussed the upcoming Easter Event that will be held on Saturday, April 9, 2022, at Rosebud Park at 10:00 a.m. Additionally, he advised of grant funding for the park system.

Police Captain Scott Russell presented the Animal Services update for March 2022.

Mayor Lopez adjourned the work session at 6:53 p.m.

**REGULAR SESSION – Mayor Lopez Called to Order – Time 7:00 p.m.****INVOCATION AND PLEDGES OF ALLEGIANCE – Council Member Knowlton****PRESENTATIONS****1A. Child Abuse Prevention Month Proclamation**

Mayor Lopez read a proclamation declaring April 2022, as “Child Abuse Prevention Month” in Richland Hills and presented the proclamation to Pera Claros with Alliance for Children.

**1B. World Read Aloud Day Proclamation**

Mayor Lopez read a proclamation declaring April 3-9, 2022, as “National Library Week” in Richland Hills and encouraged everyone to “connect with your library.”

**1C. Life Saving Awards**

Mayor Lopez and Police Chief Kimberly Sylvester presented Life Saving Awards to Sergeant Christian Guytan and Officer Anthony Pratt.

**1D. Citizen Appearances/Public Comments**

*Citizen comments emailed to Lindsay Wells (lwells@richlandhills.com) on an item either listed on this agenda or not listed on this agenda will be heard at this time. Citizens in attendance at the meeting who have signed a card to speak to the City Council will also 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.*

Athena Campbell, 2802 Elm Park, Richland Hills, expressed her appreciation for the Finance Department staff for doing a wonderful job on the audit and receiving a positive

audit report. Additionally, she referenced the two Planned Developments on the agenda (Agenda Items 3A and 3B) and stated that she was on the City Council when the Comprehensive Plan was adopted in 2014 and asked the City Council to consider what the best future use of the properties.

### **CONSENT AGENDA**

#### **2A. Approve minutes from the February 28, 2022 City Council Regular Meeting.**

**Motion:** Motion was made by Councilmember Knowlton and seconded by Councilmember Morse to approve the consent agenda.

Motion carried by a vote of 5-0.

### **PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**

#### **3A. Approved Ordinance 1445-22 a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that applicant Allen Hodges is seeking a Planned Development for the 97,000 square foot lot located at 7313 Airport Freeway, which is currently zoned retail. Zoning was changed in 2014 to Retail from Industrial. The applicant is seeking to make the property more marketable, and the area are more suited to Heavy Commercial. The applicant would like to rezone the property through a Planned Development to retain the Retail use and add Heavy Commercial use pending site plan approval. Because there is not a current building on this lot, this Planned Development would require the interested buyer to present a concept for approval. The Planning and Zoning Commission considered the Planned Development and held a public hearing at their March 22, 2022 meeting and voted 5-0 to recommend approval of the Planned Development.

The applicant was present to address any questions.

Allen Hodges, 306 West 7<sup>th</sup> Street, Suite 100, Fort Worth, advised that buyers and developers have shown interest in the property and the location but have been hesitant to invest due to the zoning. He expressed confidence in the marketability with a change in zoning to Heavy Commercial and retaining a Retail use.

Mayor Lopez opened the public hearing at 7:29 p.m. and asked to hear from any proponents followed by opponents of the case.

Travis Malone, 2641 Mimosa Park, Richland Hills, expressed his support for the zoning change and stated that he felt it was a good use of the property.

Mayor Lopez closed the public hearing at 7:31 p.m.

**Motion:** Motion was made by Councilmember Estep and seconded by Mayor Pro Tem Bergthold to approve Ordinance 1445-22 a Planned Development for the property described as Lot A2, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas otherwise known as 7313 Airport Freeway, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

**3B. Approved Ordinance 1446-22 Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that applicant Anything Liquid Manufacturing, Inc., is seeking a Planned Development for the property located at 7370 Dogwood Park, which is currently zoned retail. There is a 18,000 square foot building that has been occupied by Nationwide Press since 2008. Zoning was changed in 2014 to Retail from Industrial. Because Nationwide Press had been operating before the zoning change in 2014, they were considered legal non-conforming. However, with a change in occupancy and change in use for the business, the property would need to be brought back to current code.

Anything Liquid Manufacturing, Inc., is interested in this property and is seeking to relocate their business from California to Richland Hills and has requested to rezone the property through a Planned Development to retain the Retail use and add Heavy Commercial. The Planning and Zoning Commission considered the Planned Development and held a public hearing at their March 22, 2022 meeting and voted 5-0 to recommend approval of the Planned Development.

Anything Liquid Manufacturing, Inc. Accountant Tikashi Yamashita introduced Founder and President Brian Rubach. Mr. Yamashita provided a brief presentation of the company's business plan and future projections.

Discussion ensued regarding product flavors, how production waste is disposed of, potential retail sales, and tax revenue.

Mayor Lopez opened the public hearing at 8:06 p.m. and asked to hear from any proponents followed by opponents of the case.

Travis Malone, 2641 Mimosa Park, Richland Hills, expressed his support for the Planned Development and the company stating that the company's employees will make an impact to the local economy.

Bill Garretson, 3616 Landy Lane, Richland Hills, expressed his support for the item and advised that he appreciated civic minded businesses.

Mayor Lopez closed the public hearing at 8:08 p.m.

**Motion:** Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Morse to approve to approve Ordinance 1446-22 Planned Development for the property described as Lot 3, Block 2, Midway Industrial Pk Addition, Richland Hills, Texas otherwise known as 7370 Dogwood Park, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

#### **ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS**

**4A. Denied Ordinance No. 1430-21A, an extension of Specific Use Permit 2021-0147 (Ordinance 1430-21) for a Cabinet/Upholstery Shop for the property described as Tract 1B Abstract 138 Hamilton Bennett Survey, City of Richland Hills, Tarrant County, Texas otherwise known as 3204 Handley Ederville Road, Richland Hills, Texas 76118.**

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that applicant Gilbert Quintanilla, Jr., is seeking an extension of Specific Use Permit 2021-0147 approved by Ordinance No. 1430-21 in April 2021 for a Cabinet Shop. A list of code compliance requirements outlining property improvements that would need to be made prior to receiving a certificate of occupancy were included as an attachment to the original ordinance. Since April 2021, the applicant has not pulled permits or attempted to make the required improvements and the Specific Use Permit has expired in accordance with the City's Code of Ordinances.

The applicant was present to address any questions.

Gilbert Quintanilla, Jr., 3204 Handley Ederville Road, Richland Hills, acknowledged that he has not begun the required improvements to the property but requested another chance to complete the property improvements. He stated that he signed a lease on a different, larger workspace in another city and plans to move back to the Richland Hills location in two years.

Council questioned Mr. Quintanilla regarding the current condition of the property and vehicles stored onsite, future plans to move his cabinet business back to the City, and if any work has been done or inspected.

Mr. Quintanilla advised that he is storing vehicles on the property but is building a shop elsewhere for vehicle storage, he has an agreement with the property owner for lease with an option to buy the property but has no current plans to utilize the space as his main workshop, and none of the work done on the property has been inspected by the City.

**Motion:** Motion was made by Councilmember Estep and seconded by Councilmember Knowlton denying Ordinance No. 1430-21A, an extension of Specific Use Permit 2021-0147 (Ordinance 1430-21) for a Cabinet/Upholstery Shop for the property described as Tract 1B Abstract 138 Hamilton Bennett Survey, City of Richland Hills, Tarrant County, Texas

otherwise known as 3204 Handley Ederville Road, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

### **CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS**

- 5A. Consider termination of Development Agreement for the Baker Landing Planned Development (PD) at 7100 Baker Boulevard and 3209 Ask Park Drive, Richland Hills, Texas 76118 (Developer has requested to table item until April 11, 2022)**

**Motion:** Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Bergthold to table item to the April 11, 2022 City Council meeting.

Motion carried by a vote of 5-0.

### **OTHER ITEMS FOR CONSIDERATION**

- 6A. Accepted Annual Comprehensive Financial Report for Fiscal Year ended September 30, 2021**

*Item was discussed during the work session.*

Finance Director Patricia Albrecht reiterated that the accounting firm, George, Morgan & Sneed, P.C., issued an unmodified, or clean, opinion, and the auditor was able to perform the required work on the statements provided by management, and has no reservations with respect to these financial statements.

She discussed several highlights of the report including a single audit that was required due to a grant of more than \$750,000 for the hike and bike trail and excess reserves.

**Motion:** Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Bergthold to accept the Annual Comprehensive Financial Report for Fiscal Year ended September 30, 2021.

Motion carried by a vote of 5-0.

### **REPORTS & DISCUSSIONS**

- 7A. Street Improvement Projects Update**

Director of Neighborhood Services Scott Mitchell provided a brief update on several road projects including a bid award for future Council consideration on Magnolia Park Drive between Mimosa Park Drive and Scruggs Park Drive, and Chafin Drive milling and repaving work will begin soon following work completed by Atmos. Additionally, he advised that Richland Elementary School is being used temporarily by students from Hardeman Elementary School in Watauga following tornado damage to Hardeman.

Birdville Independent School District has been pleased with the quick and professional response by the Police Department and Public Works Department.

Discussion ensued regarding street repairs made by City staff and contractors.

## **7B. February Department Reports**

*Item was discussed during the work session.*

## **COMMUNITY INTEREST ITEMS**

8. Councilmember Morse advised of several upcoming events:

- Saturday, April 9, 2022, Easter Celebration, Rosebud Park, 10:00 a.m. to noon;
- Tuesday, April 12, 2022, Richland Hills Literary Club, Richland Hills Public Library, 6:30 p.m.;
- Thursday, April 14, 2022,
  - Senior Lunch Bunch, The Link, 12:00 to 1:00 p.m.;
  - Tarrant County Food Pantry, The Link Parking Lot, 5:30 to 7:00 p.m.;
- 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month, Storytime at the library, 6:30 p.m.; and
- 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month, Library Lab, 6:30 p.m.

Mayor Lopez advised that a Candidate Forum for the upcoming General Election will be held and asked City Secretary Lindsay Wells to provide additional details.

Ms. Wells advised that the League of Women Voters of Tarrant County will moderate a Candidate Forum on Monday, April 18, 2022 at 6:30 p.m. at The Link. Questions will be submitted prior to the event and the public is welcome to attend to hear the candidates running for Mayor, Council, Place 2, and Council, Place 4.

## **EXECUTIVE SESSION**

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.

## **ADJOURNMENT**

10. A motion was made by Councilmember Estep and seconded by Councilmember Morse to adjourn.

Motion carried by a vote of 5-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 8:59 p.m.

**ATTEST:**

**APPROVED:**

---

Lindsay Wells, City Secretary

---

Edward Lopez, Mayor