

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
MAY 9, 2022
MINUTES**

Roll Call:

Council present

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

Council absent

Curtis A. Bergthold, Mayor Pro Tem

Staff present

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

CITY COUNCIL WORK SESSION – 6:37 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.**
- 3C. ***Approved Ordinance 1449-22, a Specific Use Permit for Outside Storage and Display (Incidental Use) for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park Drive, Richland Hills, Texas 76118 PUBLIC HEARING***

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised of that the applicant is seeking a Specific Use Permit (SUP) for Outside Storage and Display (incidental use) to store metal skids and a delivery trailer and are requesting to use chain link fencing. Outside storage requires a Specific Use Permit in the Heavy Commercial zone.

On April 26, 2022 the Planning and Zoning Commission approved the SUP request for outside storage with the use of chain link fencing and requested that only the portion of the fence facing Dogwood Park Drive be screened with slats.

Discussion ensued regarding the recommendation by the Planning and Zoning Commission and screening requirements.

6A. *Approved reconstruction of the 3100-3200 blocks of Rufe Snow Drive in an amount not to exceed \$550,000.*

Director of Neighborhood Services Scott Mitchell presented the item to the City Council and advised that the project as originally proposed during the FY 2022 Budget included replacement of the current asphalt surface with asphalt (estimated project cost of \$276,260) which would be a collaborative project with Tarrant County utilizing County crews.

As previously discussed with City Council, replacing the current asphalt surface with concrete would be a good alternative for this section of Rufe Snow Drive considering both the Fire Station and Public Works facility are located on this road. Concrete would create a stronger road surface that is better able to withstand the frequent heavy truck traffic associated with both of those departments. The cost difference between asphalt and concrete is an additional \$251,480. Since the Fire Station came under budget by roughly \$300,000 there is funding available in the Fire Station project fund that can be used towards the concrete enhancement.

Mayor Lopez adjourned the work session at 6:45 p.m.

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

INVOCATION AND PLEDGES OF ALLEGIANCE – Council Member Morse

PRESENTATIONS

1A. Recognition of outgoing Councilmember Stacey L. Morse

Mayor Lopez, City Council members, and City staff expressed their appreciation for outgoing Councilmember Stacey L. Morse. Mayor Lopez highlighted Councilmember Morse's community program, "Neighbors Helping Neighbors" and encouraged her to continue her wonderful service to the community.

Jenny Clark, 6973 Hardisty Street, Richland Hills, expressed her appreciation for Councilmember Morse and thanked her for her service to the community.

Travis Malone, 2641 Mimosa Park, Richland Hills, stated that he has always had great respect for Councilmember Morse and encouraged her to continue her service to the community in new ways.

1B. National Public Works Week Proclamation

Mayor Lopez read a proclamation declaring May 15 – 21, 2022, as “National Public Works Week” in Richland Hills and presented it to Director of Neighborhood Services Scott Mitchell.

1C. National Police Week Proclamation

Mayor Lopez read a proclamation declaring May 11 – 17, 2022, as “National Police Week” in Richland Hills and presented it to Police Captain Scott Russell.

1D. National Emergency Medical Services Week Proclamation

Mayor Lopez read a proclamation declaring May 16 – 22, 2022, as “National Emergency Medical Services Week” in Richland Hills and presented it to Fire Chief Russell Shelley.

1E. Employee Service Awards:

City Manager Candice Edmondson announced the employee service awards and expressed congratulations to the following employee on reaching an employment milestone with the City of Richland Hills:

5 Years of Service

Police Sergeant Ronald Miller

1F. 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.

Jason Butz, 2712 Willow Park Drive, Richland Hills, expressed his congratulations to the candidates who won their elections on Saturday, May 7, 2022.

Theresa Bledsoe, 2716 Spruce Park Drive, Richland Hills, made a general inquiry related to Agenda Items 3B and 3C regarding Specific Use Permits.

City Attorney James Donovan provided a brief explanation of the purpose and need for Specific Use Permits within zoning districts in cities.

CONSENT AGENDA

2A. Approve minutes from the April 25, 2022 City Council Regular Meeting.

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

Motion carried by a vote of 4-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Approved Ordinance 1407-20B adopting the 2022 Standards of Care for youth programs provided by The Link Event and Recreation Center PUBLIC HEARING

Director of Parks and Recreation Jason Brown presented the item to the City Council and advised that Ordinance No. 1407-20B is an annual requirement of the Texas Human Resources Code for all municipalities who operate youth programs in the form of day camps and after-school programs. Mr. Brown provided an overview of the Standards of Care and minor changes made to the annual ordinance including title and duty changes for staff, and language regarding off-site programs like the after-school program offered by The Link at Jack C. Binion Elementary.

Mayor Lopez opened the public hearing at 7:38 p.m. and asked to hear from any proponents followed by opponents of the items.

Hearing none, Mayor Lopez closed the public hearing at 7:39 p.m.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Estep to approve Ordinance 1407-20B, adopting the 2022 Standards of Care for youth programs provided by The Link Event and Recreation Center.

Motion carried by a vote of 4-0.

3B. Approved Ordinance 1448-22, a Specific Use Permit for Gymnastics & Dance Studio for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow Drive, Richland Hills, Texas 76118 PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that applicant, Dr. Kirk D. Weicht, represents Dallas-Fort Worth Jeet Kune Do Academy, a local martial arts and self-defense school currently located in Hurst. He is seeking a Specific Use Permit (SUP) for property located at 3215 Rufe Snow Drive that is currently zoned Mixed Use. Martial arts training for children and adults would fall under the Gymnastics & Dance Studio use and Gymnastics & Dance Studio as a use requires a Specific Use Permit in the Mixed Use district. The Planning and Zoning Commission

held a public hearing and considered the Specific Use Permit at their April 26, 2022 meeting and recommended approval 5-0.

The applicant was present to address any questions.

Dr. Kirk D. Weicht, 3215 Rufe Snow Drive, Richland Hills, provided a brief overview of his background and his plans for military and law enforcement training at this new facility.

Discussion ensued regarding types of potential classes to be offered and potential class size.

Mayor Lopez opened the public hearing at 7:47 p.m. and asked to hear from any proponents followed by opponents of the items.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed her support for the SUP and referenced his accolades and broad student base that were mentioned during the Planning and Zoning Commission meeting. She stated that she feels this will be a wonderful addition to Richland Hills.

Jenny Clark, 6973 Hardisty Street, Richland Hills, expressed her support for the SUP and inquired about potential tournaments being held at the facility.

Dr. Weicht confirmed that he will not hold tournaments at the facility.

Virginia Edwards, 3117 Crites Street, Richland Hills, expressed her support for the business.

Mayor Lopez closed the public hearing at 7:50 p.m.

Discussion ensued regarding street parking.

Motion: Motion was made by Councilmember Estep and seconded by Councilmember Morse to approve Ordinance 1448-22, a Specific Use Permit for Gymnastics & Dance Studio for the property described as Abstract 30, Tract 1A, Akers, George Survey, Richland Hills, Texas, otherwise known as 3215 Rufe Snow Drive, Richland Hills, Texas 76118.

Motion carried by a vote of 4-0.

3C. Approved Ordinance 1449-22, a Specific Use Permit for Outside Storage and Display (Incidental Use) for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park Drive, Richland Hills, Texas 76118 PUBLIC HEARING

Item was discussed during the work session.

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that applicant, Jenny Rodriguez from Automation-X, is seeking a Specific Use

Permit (SUP) for Outside Storage and Display (incidental use). Outside storage requires a Specific Use Permit in the Heavy Commercial zone. Their request for the outside storage is to store metal skids and a delivery trailer. They are requesting to use chain link fencing. On April 26, 2022, following a public hearing, the Planning and Zoning Commission recommended approval of the SUP request by a vote of 5-0 for outside storage with the use of chain link fencing and requested that only the portion of the fence facing Dogwood Park Drive be screened with slats. The City has previously approved chain link fencing in Heavy Commercial with the entirety of the outside storage area being screened.

The applicant was present to address any questions.

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

Virginia Edwards, 3117 Crites Street, Richland Hills, advised that she would like the City to require a consistent type of fencing throughout the City.

Mayor Lopez closed the public hearing at 8:07 p.m.

Discussion ensued regarding fence location, types of fence screening, and fence height.

Motion: Motion was made by Councilmember Estep and seconded by Councilmember Morse to approve Ordinance 1449-22, a Specific Use Permit for Outside Storage and Display (Incidental Use) for the property described as Lot 4R, Block 1, Midway Industrial Pk Addition, Richland Hills, Texas, otherwise known as 7431 Dogwood Park Drive, Richland Hills, Texas 76118, with the requirement of a six foot fence with privacy slats on the front portion facing Dogwood Park Drive and rear of the requested area.

Motion carried by a vote of 4-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. None.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Approved purchase of restroom and pavilion buildings for Kate Baker Park and Creek Trail Park from Romtec, Inc. in an amount not to exceed \$550,000.

Director of Parks and Recreation Jason Brown presented the item to the City Council and advised that the FY 2022 Richland Hills Development Corporation (RHDC) Budget included funding for the purchase and installation of restrooms and pavilions at Kate Baker Park and Creek Trail Park, expanded parking at Kate Baker Park and the addition of Food Truck stations at Creek Trail Park. He advised that staff researched different restroom and pavilion options from different vendors and presented a preliminary proposal from the staff recommendation, Romtec, Inc., for a one-unit family style restroom

and pavilion building at Kate Baker Park and a two-unit family style restroom and pavilion building at Creek Trail Park.

The FY 2022 RHDC Budget included funding for park improvements in the amount of \$640,000. Romtec has provided a quote for the design, manufacture and construction of two park restrooms in the amount of \$546,782. In addition to the design and construction of the restroom and pavilion buildings, there will also be costs for engineering and installation of the concrete pads and related utility work. Staff estimates those costs to be around \$30,000. In total, the two (2) park restroom and pavilion buildings could cost an estimated \$580,000. Due to supply chain issues and rising inflation, the cost of the park restroom and pavilion buildings has increased by 21.5 percent over the original estimate included in the budget. RHDC approved this item at their meeting held Monday, May 9, 2022, immediately prior to the City Council meeting.

Discussion ensued regarding examples in neighboring cities and long-term maintenance.

Virginia Edwards, 3117 Crites Street, Richland Hills, advised that she opposes this item. She expressed concern regarding facility fees, overall cost, and potential crime.

Theresa Bledsoe, 2716 Spruce Park, Richland Hills, advised that she was not in favor of the restrooms and recommended building one.

Athena Campbell, 2802 Elm Park, Richland Hills, expressed concern regarding the item and overall cost of the project. She advised that Mayor Pro Tem Bergthold is knowledgeable on the topic and requested the item be tabled to a future meeting since Mayor Pro Tem Bergthold was not in attendance.

City Manager Edmondson advised that she and Director Brown previously met with Mayor Pro Tem Bergthold and presented the information to him separately.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed concern the bathrooms and the pavilion being connected and the potential for smell, overall cost, and maintenance.

Motion: Motion was made by Councilmember Morse and seconded by Councilmember Estep to approve the purchase of restroom and pavilion buildings for Kate Baker Park and Creek Trail Park from Romtec, Inc. in an amount not to exceed \$550,000.

Motion carried by a vote of 3-1. Councilmember Knowlton against.

OTHER ITEMS FOR CONSIDERATION

6A. Approved reconstruction of the 3100-3200 blocks of Rufe Snow Drive in an amount not to exceed \$550,000.

Item was discussed during the work session.

Director of Neighborhood Services Scott Mitchell advised that excess funds are available in the Fire Station Project Fund and can be used toward the needed concrete enhancement since it is a direct benefit to Fire Station operations.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Morse to award of reconstruction of the 3100-3200 blocks of Rufe Snow Drive in an amount not to exceed \$550,000.

Motion carried by a vote of 4-0.

REPORTS & DISCUSSIONS

7A. None.

COMMUNITY INTEREST ITEMS

8. Councilmember Morse advised of several upcoming events:

- April 15 – May 15, 2022, Pick Your Perk Membership Sale at The Link;
- Tuesday, May 10, 2022, Richland Hills Literary Club, Richland Hills Public Library, 6:30 p.m.;
- Thursday, May 12, 2022,
 - Senior Lunch Bunch, The Link, 12:00 to 1:00 p.m.;
 - Tarrant County Food Pantry, The Link Parking Lot, 5:30 p.m. to 7:00 p.m.;
- Monday, May 16, 2022, National Police Week Event, Flag Lowering Ceremony, Police Department Flag Pole, 5:00 p.m.;
- Tuesday, May 17, 2022, Carnival with Cops, The Link, 5:30 p.m. to 7:30 p.m.;
- June 1 – August 12, 2022, Summer Camp Connect, The Link, 7:00 a.m. to 6:30 p.m.;
- 1st and 3rd Thursday of the month, Storytime at the library, 6:30 p.m.; and
- 2nd and 4th Thursday of the month, Library Lab, 6:30 p.m.

The Richland Hills Police Department is pleased to introduce the newest crime fighting tool, CAPTURE (Citizens and Police Together Using Resource Evidence.) CAPTURE is a program designed to obtain and collect information about privately-owned security camera systems used by citizens at their residences. Knowing the type of security camera system used and location of the exterior cameras greatly assists the Police Department when investigating crimes that have occurred in the area. Video evidence is an important tool used in identifying, apprehending, and convicting criminals who commit crimes in our community.

Please reach out to Community Services Officer S. May at 817-616-3783 or smay@richlandhills.com for more information or register on the City's website.

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 Morse and seconded by Council Member Knowlton to adjourn.

Motion carried by a vote of 4-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 9:27 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Edward Lopez, Mayor