

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JULY 25, 2022
MINUTES**

Roll Call:

Council present

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

Council absent

Staff present

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

CITY COUNCIL WORK SESSION – 6:10 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. Richland Hills Branding Project Update

Senior Strategist Brisa Byford, CivicBrand, presented the final Brand design approved and endorsed by the Branding Committee and on the Regular Session agenda for consideration as Resolution No. 560-22 (Agenda Item 4A.) She provided details regarding the goals and principles of what the Brand hopes to accomplish including the perception that Richland Hills is a community moving forward into the future while maintaining the small town feel residents cherish.

Theresa Bledsoe, 2716 Spruce Park Drive, Richland Hills, expressed her appreciation for the City Council appointing her to the Branding Committee, she was honored to be a part of it and loved the experience.

The City Council expressed their appreciation to the Branding Committee and CivicBrand for their hard work and were pleased with the result.

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

7B. 3rd Quarter Investment Report

Finance Director Patricia Albrecht provided the 3rd Quarter Investment Report for the period ending June 30, 2022, and discussed the City's investment funds with Texpool and TexSTAR.

7C. June Department Reports

Fire Chief Russell Shelley provided the Fire Department update and discussed the Emergency Operations Center activation training on Sunday, June 26, 2022, held in conjunction with the Trinity Railway Express (TRE), Dallas Area Rapid Transit (DART), and neighboring jurisdictions. He advised that the exercise was a success and an after-action review will be held on Wednesday, August 10, 2022, to discuss lessons learned.

Additionally, he advised of a reimbursement the City will receive for participation in the COVID-19 vaccine clinic, provided information on a recent fire and a staffing update.

Director of Parks and Recreation Jason Brown presented the Parks Department update including The Link revenues, a new indoor playground to be installed, a Library grant for a story trail in the City's parks, and programming under the LT (LaDainian Tomlinson) Academy.

Additionally, he advised that the July 4 Red, White & YOU event was a success with approximately 700-750 participants and provided an update on the gym floor and water feature repairs.

Mayor Lopez adjourned the work session at 6:46 p.m.

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

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Lopez

PRESENTATIONS

1A. Business Spotlight: Farmer's Insurance

Alejandra Garcia introduced her business, Farmer's Insurance, located at 6821 Baker Boulevard, Suite A, and provided a brief background about her experience and excitement being in Richland Hills.

1B. 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 Street, Richland Hills, expressed concern regarding disparaging discussions and activity she has seen online and opinions being presented as fact.

CONSENT AGENDA

2A. Approve minutes from the May 23, 2022 City Council Regular Meeting.

2B. Approved Resolution 559-22, Investment Policy and Investment Strategies

2C. Approved a final plat for the property described as Popplewell, S Survey Abstract 1241 Tract 1E, Tarrant County, Texas otherwise known as 7100 Baker Boulevard, Richland Hills, Texas 76118 and Greenfield Subdivision-RchInd Lots 4, 5, 6 and 7, Tarrant County, Texas, otherwise known as 3209 Ash Park Drive, Richland Hills, Texas 76118

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

Motion carried by a vote of 5-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Approved Ordinance 1453-22, a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, Richland Hills, Texas 76118 PUBLIC HEARING

City Manager Candice Edmondson presented the item and advised that applicant Dora Valdez is seeking a Specific Use Permit (SUP) for construction of a guest house on her property at 3662 Popplewell Street. An SUP is required to have a guest house in the SF-10 zoning district. City staff will confirm that all guest house requirements are met before approving plans and issuing permits for the guest house structure. Additionally, the Planning and Zoning Commission considered the Specific Use Permit at their June 28, 2022 meeting and recommended approval by a vote of 5-0.

The applicant was present to address any questions.

Discussion ensued regarding a drive approach to the rear of the property where the guest house would be located, Fire Department access, and accessibility.

Dora Valdez, 3662 Popplewell Street, Richland Hills, advised that she plans to install a concrete driveway to the guest house, the Fire Department has reviewed the plans and has no objections, the addition will be approximately 100 feet from the main home and she will travel between the two buildings via a golf cart.

Mayor Lopez opened the public hearing at 7:18 p.m. and asked to hear from any proponents followed by opponents of the ordinance.

Theresa Bledsoe, 2716 Spruce Park Drive, Richland Hills, confirmed that an annual inspection would be performed by the Code Compliance Department.

Mayor Lopez closed the public hearing at 7:19 p.m.

Discussion ensued regarding the size of a guest house. City Attorney James Donovan confirmed that the structure can be no larger than 40 percent of the main house.

Motion: Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Knowlton to approve Ordinance 1453-22, a Specific Use Permit to permit a Guesthouse for the property described as Block 37 Lot 6 Richland Hills Addition, Richland Hills, Texas, otherwise known as 3662 Popplewell Street, Richland Hills, Texas 76118 with the additional requirement of an all-weather surface shall be constructed prior to the issuance of a Certificate of Occupancy for the Guest House structure, connecting the Guest House site pad with the current drive of the main structure.

Motion carried by a vote of 5-0.

3B. Approved Ordinance 1454-22, a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118 PUBLIC HEARING

City Manager Candice Edmondson presented the item and advised that applicant MetroCom Properties, Inc. represented by Robert Maxey is requesting a zoning change to Planned Development with a base zoning of only Multiple-Family Residential MF-2. MetroCom Properties is proposing to build 51 townhomes on the property to be known as Richland Crossing.

A Planned Development for 24 single-family garden style homes and 24 townhomes called Richland Villas was previously approved for the property in November 2018. The developer for the project completed the platting process but ultimately decided not to move forward with development. MetroCom Properties is interested in creating a new Planned Development with a similar site plan as to what was previously approved. The Planning and Zoning Commission considered the Planned Development at their June 28, 2022 meeting and recommended denial by a vote of 3-2. Some members of the Planning

and Zoning Commission expressed concern that the proposal was not the best fit for the area and the property should be retained for commercial uses.

Discussion ensued regarding current tax revenues versus projected revenue, historical business interest in the property, and current allowed uses of the property.

Ms. Edmondson advised that the property currently generates approximately \$9,000 in ad valorem tax annually and the projected ad valorem tax revenues for the development would be \$150,000 to \$160,000 annually. Additionally, she stated that there has been little to no interest by commercial businesses in the property over the years and the current Planned Development zoning previously approved for Richland Villas is still in effect and could be built by right with no additional approval by the City.

The applicant was present to address any questions.

Robert Maxey, President, MetroCom Properties, 611 South Main Street, Grapevine, Texas, introduced his development team, Karen Maxey, Doug Terry, and Ottis Lee, and provided a presentation on the proposed development, including conceptual drawings and pricing. He advised that the development is not apartments or condominiums and not rental property, they are single family style homes for purchase and will have a professionally managed Homeowners Association.

Doug Terry, Real Estate Agent, MetroCom Properties, 444 East Dallas Road, Grapevine, Texas, advised that he grew up in Richland Hills and North Richland Hills and provided his professional background. He stated that he wants to see the local community succeed with projects like this development.

Mayor Lopez opened the public hearing at 7:55 p.m. and asked to hear from any proponents followed by opponents of the ordinance.

The following people spoke in support of the item:

Athena Campbell, 2802 Elm Park Street, Richland Hills;
David Tossell, 809 Glendale Drive, Keller, did not wish to speak.

The following people spoke in opposition to the item:

Grayson Anderson, 3829 Norton Drive, Richland Hills;
Jenny Clark, 6973 Hardisty Street, Richland Hills;
Phylis Denton, 7230 Bridges Avenue, Richland Hills;
Caroline Durham, 7152 Bridges Avenue, Richland Hills;
Danele Durham, 7152 Bridges Avenue, Richland Hills;
Vicki Hamilton, 7905 Leslie Drive, Richland Hills;
Eugene Fiaccone, 3800 Labadie Drive, Richland Hills;
Joyce Fiaccone, 3800 Labadie Drive, Richland Hills;
Jerry Jones, 7147 Bridges Avenue, Richland Hills;
Liz Ulate, 3808 Norton Drive, Richland Hills;
Amy Ward, 7146 Bridges Avenue, Richland Hills;

Tim Ward, 7146 Bridges Avenue, Richland Hills;
Kay Waisanen, 7200 Bridges Avenue, Richland Hills;

Mike Witt, 7200 Hovenkamp, Richland Hills, sent an email in opposition to the item.

Robert Maxey read a letter from property owner John Gibson explaining that businesses have not shown interest in the property as a commercial development.

Mayor Lopez closed the public hearing at 9:02 p.m.

Discussion ensued regarding the current Master Plan approved for the City and the need for an updated Master Plan and the best use of the vacant property.

Motion: Motion was made by Councilmember Estep and seconded by Mayor Pro Tem Bergthold to approve Ordinance 1454-22, a Planned Development to construct Townhomes for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Resolution 560-22 adopting a new Brand Design for Richland Hills.

Item was discussed during the work session.

City Manager Candice Edmondson provided a brief overview of the Branding project and advised that as part of the FY2021 Budget, the City Council approved funding for a citywide branding initiative to create a comprehensive brand strategy to help Richland Hills tell its story. To facilitate the process, the City Council created a Branding Committee comprised of Richland Hills residents to work with City staff and consulting agency, CivicBrand, on the project.

During the work session, Senior Strategist Brisa Byford and members of the Branding Committee presented the new brand design to City Council.

Councilmember Knowlton expressed his appreciation to the Branding Committee for their hard work and acknowledged each member by name.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Malone to approve Resolution 560-22 adopting a new Brand Design for Richland Hills.

Motion carried by a vote of 5-0.

4B. Approved Resolution 558-22 authorizing the City Manager to approve and accept grant funding provided by the Motor Vehicle Crime Prevention Authority (MAG) Grant for the purchase and installation of the Flock camera system.

Police Chief Kimberly Sylvester advised that the Police Department applied for and was recently awarded a Motor Vehicle Crime Prevention Authority Grant, in an amount not to exceed \$20,000, for the purchase and installation of the Flock camera system. The Flock camera system is widely used by many law enforcement agencies across the state and the automatic license plate recognition (ALPR) camera and vehicle fingerprint technology can be used to get actionable, accurate evidence that increases case clearance rates on crime committed within the community.

The Police Department is proposing Flock Safety cameras be installed at the following intersections: Baker Boulevard and Booth Calloway, Booth Calloway and Glenview Drive, Handley Ederville Road and the north frontage of Highway 121 and Baker Boulevard and Rufe Snow Drive to encompass the main ingress and egress areas of the City.

Motion: Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Estep to approve Resolution 558-22 authorizing the City Manager to approve and accept grant funding provided by the Motor Vehicle Crime Prevention Authority (MAG) Grant for the purchase and installation of the Flock camera system.

Motion carried by a vote of 5-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Approved Development Agreement for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118

(Agenda Item 5A related to Agenda Item 3B)

City Manager Candice Edmondson provided a brief overview of the proposed Development Agreement and stated that MetroCom Properties is requesting financial participation for the project from the Baker Boulevard Tax Increment Reinvestment Zone (TIRZ) in relation to a Planned Development to construct townhomes. They are seeking \$400,000 in reimbursements for public infrastructure improvements to be paid after completion and City acceptance of the public improvements. MetroCom Properties is also requesting an annual reimbursement equal to 35 percent of the ad valorem tax contributions the development will bring to the Baker Boulevard TIRZ each year up to a maximum contribution amount of \$324,619.

Ms. Edmondson provided detailed information regarding the funding of the TIRZ and a financial breakdown of funds. The Development Agreement was considered and

approved by the Tax Increment Reinvestment Zone #1 (TIRZ) Board at their July 25, 2022 meeting by a vote of 5-0.

Motion: Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Knowlton to approve Development Agreement for the property described as Block L Lots 7 and 8A Richland Hills Addition, otherwise known as 7145 Baker Boulevard, Richland Hills, Texas 76118 and Block L Lot 6 Richland Hills Addition, otherwise known as 7151 Baker Boulevard, Richland Hills, Texas 76118.

Motion carried by a vote of 5-0.

5B. Approved contract with Freedom Construction for improvements at the Animal Services Center.

Police Chief Kimberly Sylvester advised that the FY 2022 Budget includes funding in the amount of \$50,000 for improvements to the lobby of the Animal Services Center. Due to escalating construction costs, certain elements of the lobby improvements were removed from the current scope of services. Staff has identified some cost savings in the Animal Services Center budget that will allow them to remodel the lobby bathroom at the same time as the other lobby improvements. The current proposal provided by Freedom Construction for lobby improvements is in the amount of \$49,775. If Freedom adds the bathroom renovation to their scope of work, their contract with the City will exceed \$50,000, requiring City Council approval.

Motion: Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Knowlton to approve a contract with Freedom Construction for improvements at the Animal Services Center utilizing the Sourcewell cooperative buying contract (TX-NT-GC-101619-FRC).

Motion carried by a vote of 5-0.

OTHER ITEMS FOR CONSIDERATION

6A. None.

REPORTS & DISCUSSIONS

7A. Street Improvement Projects.

Director of Neighborhood Services Scott Mitchell provided a brief update on construction along Rufe Snow Drive and Magnolia Park and street patching scheduled to begin the third week of August.

7B. 3rd Quarter Investment Report.

Item was discussed during the work session.

7C. June Department Reports.

Item was discussed during the work session.

COMMUNITY INTEREST ITEMS

8. Mayor Pro Tem Bergthold advised of several upcoming events:
- Tuesday, August 9, 2022, Richland Hills Literary Society, Richland Hills Public Library, 6:30 p.m.;
 - Thursday, August 11, 2022,
 - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - Tarrant County Food Pantry, The Link Parking Lot, 5:30 p.m. to 7:00 p.m.;
 - Thursday, August 16, 2022, Vision Board Workshop, Richland Hills Public Library, 6:30 p.m.;
 - Every Thursday, beginning August 4, 2022, Senior Social Time, Richland Hills Public Library, 10:00 to 11:30 a.m.;
 - 1st and 3rd Thursday of the month, Storytime at the library, 6:30 p.m.; and
 - August 2022, National Clear the Shelter Event, free adoptions and free registrations for cats and dogs, Richland Hills Animal Shelter.

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 Mayor Pro Tem Bergthold and seconded by Councilmember Knowlton 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 9:53 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Edward Lopez, Mayor