

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
NOVEMBER 14, 2022
MINUTES**

Roll Call:

Council present

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

Council absent

Javier Alvarez, Place 4

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. MedStar Mobile Healthcare Mutual Aid Presentation

Fire Chief Russell Shelley presented a proposed Mutual Aid Agreement between the Richland Hills Fire Department and MedStar Mobile. He advised that each fire shift is staffed by five personnel and absences are augmented by 15 part time firefighters who work as needed to fill vacancies and maintain five personnel on duty. Part-time personnel are able to fill open shifts approximately 50 to 60 percent of the time.

When staff is unable to find a part time employee to work, the crew must operate with only four personnel for that shift, meaning the fire engine is staffed with only two personnel. Having only two personnel on a fire engine is a risky staffing model that reduces fire ground effectiveness and increases the risk to those on the fire engine should they encounter a significant fire or other emergency.

In an effort to increase safety and maintain appropriate response times, staff contacted MedStar leadership regarding a mutual aid agreement for MedStar to provide all ambulance transport capabilities on days when RHFD staffing drops below five personnel

and no part time personnel are available to work. MedStar has agreed to this service enhancement request in exchange for mutual aid coverage in a specified area around Richland Hills. Both agencies will handle all billing for the transports their agency makes in the mutual aid city. Staff believes this agreement to be a great benefit to our organization that enables proper fire engine staffing without the immediate expense of hiring more personnel to achieve the same outcome.

Chief Shelley introduced MedStar CEO Kenneth J. Simpson who responded to questions regarding locations of MedStar ambulances, success of similar mutual aid agreements in other cities, and overall mutual aid to communities saying aid is fairly even between the cities and MedStar.

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.

None.

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 – Councilmember Knowlton

COMMUNITY INTEREST ITEMS

Councilmember Knowlton requested to mention one item of community interest prior to the end of the agenda. He recognized and congratulated City Secretary Lindsay Wells on her recent completion of the New York City Marathon on Sunday, November 6, 2022. The City Council presented Ms. Wells with flowers for her accomplishment.

Ms. Wells expressed her appreciation to the City Council and the community for their support and stated that Richland Hills has the most wonderful citizens.

PRESENTATIONS

1A. Citizen Appearances/Public Comments

David White, 7008 Hovenkamp, Richland Hills, expressed concern regarding the need for lighting and handrails along a creek near his property as well as requested to see an item on a future Council agenda to discuss the creek and 100-year flood plain plan.

CONSENT AGENDA**2A. Approve minutes from the October 24, 2022 City Council Regular Meeting.**

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 1463-22, a Specific Use Permit to allow the use “Farmer’s Market” for the property described as Abstract 1241 Tract 2J, Popplewell, S Survey, Richland Hills, Texas, otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118. PUBLIC HEARING**

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that Ordinance 1463-22 is an application for a Specific Use Permit for the property located at 7206 Latham Drive. The applicant, Luther Daniel Boykin, is seeking a Specific Use Permit (SUP) to permit the use “Farmer’s Market” in the Light Commercial zone. Mr. Boykin is requesting the following:

- Allow the use of “Farmer’s Market”
- Allow two portable restrooms to stay on site
- Allow the chain link fence to remain at the property

Also, there will be a permanent food truck establishment located at this property that will be open throughout the week. The applicant has been building a deck on the property to surround the food truck that will need to be inspected and approved. The actual Farmer’s Market will be open on Saturday mornings.

The Planning and Zoning Commission considered the SUP at their October 25, 2022 meeting and recommended approval by a vote of 4-0 with the following conditions:

- That the chain link fence on the south and the west is properly screened with slats.
- Two portable restrooms are permitted to stay on site, on the condition that screening is provided when the farmer’s market is not in operation.

Applicant Dan Boykin, 7206 Latham Drive, Richland Hills, expressed his appreciation to the City Council for their consideration. In response to questions, he advised that he allow no more than two food trucks, plus his own permanent food truck, on site and stated that portable toilets would be locked when not in use and cleaned weekly.

Mayor Lopez opened the public hearing at 7:50 p.m. and asked to hear from any proponents followed by opponents of the item.

Joyce Fiaccone, 3800 Labadie, Richland Hills, stated that she is in favor of the application and appreciated the options in fence screening and extra restrooms.

Theresa Bledsoe, 2716 Spruce Park, Richland Hills, expressed concern regarding the permanent food truck being allowed to connect to City utilities but not temporary food trucks and expressed concern regarding alcohol sales.

City Attorney James Donovan addressed the concerns regarding alcohol advising that the Texas Alcoholic Beverage Commission (TABC) governs alcohol sales and any vendor would need to comply with TABC regulations.

Mayor Lopez closed the public hearing at 7:54 p.m.

Motion: Motion was made by Mayor Pro Tem Bergthold and seconded by Councilmember Malone to Ordinance 1463-22, a Specific Use Permit to allow the use “Farmer’s Market” for the property described as Abstract 1241 Tract 2J, Popplewell, S Survey, Richland Hills, Texas, otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118, with the following conditions:

- 1) Two portable restrooms are permitted to stay on site for a period of one (1) year from the effective date of this SUP ordinance, on the condition that screening is provided when the farmer’s market is not in operation. Following the one (1) year term, portable restrooms are prohibited one site.
- 2) No more than three (3) food trucks shall be permitted to operate on site at any one time. One main food truck, as depicted on the site plan attached hereto as Exhibit “B”, that is to be permanently located on site shall be allowed to be connected to City utilities (water, sewer, and electric). No other food trucks shall be allowed to be connected City utilities.
- 3) Within one (1) year from the effective date of this SUP ordinance, the North Storage building, as depicted on the site plan attached hereto as Exhibit “B”, shall be converted to restrooms.
- 4) The dumpster on site shall be screened be visually screened by a six-foot solid masonry wall on all sides except the side used for garbage pickup service, such side shall provide a gate.

Motion carried by a vote of 4-0.

3B. Approved Ordinance 1464-22, a Specific Use Permit to allow the use “Car Wash, Full Service” for the property described as Block 15 Lot 5R Richland Hills Addition, Richland Hills, Texas, otherwise known as 7024 Boulevard 26, Richland Hills, Texas 76118. PUBLIC HEARING

Assistant to the City Manager Logan Thatcher presented the item to the City Council and advised that Ordinance 1464-22 is an application for a Specific Use Permit for the property located at 7024 Boulevard 26. The applicant, Viran Nana, is seeking a Specific Use Permit (SUP) to permit the use “Car Wash, Full Service” in the Retail zone for a Q Car Wash location. The Planning and Zoning Commission considered the SUP at their October 25, 2022 meeting and recommended approval by a vote of 4-0 with the additional condition of a 10-foot rear setback from the residential properties.

Applicant Viran Nana, 7024 Boulevard 26, Richland Hills, introduced himself and provided a brief overview of his company including the use of quiet vacuums, 35 security cameras onsite, recycled water, 15 full time employees, and operating hours. He also clarified that his is not a full service car wash.

Mayor Lopez opened the public hearing at 8:20 p.m. and asked to hear from any proponents followed by opponents of the budget.

Louis Hernandez, Q Car Wash contractor, expressed his appreciation to Mr. Nana and his company stating that he loves working for the company and said he felt that the car wash locations were quiet, clean, and great facilities.

Hearing none, Mayor Lopez closed the public hearing at 8:24 p.m.

Motion: Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Bergthold to approve Ordinance 1464-22, a Specific Use Permit to allow the use "Car Wash, Full Service" for the property described as Block 15 Lot 5R Richland Hills Addition, Richland Hills, Texas, otherwise known as 7024 Boulevard 26, Richland Hills, Texas 76118 with the following conditions:

- 1) Landscape buffer to be extended to a total of ten (10) feet on the southeast (rear) property line.
- 2) Masonry wall along southeast (rear) property line shall be eight (8) feet in height.

Motion carried by a vote of 4-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Resolution 567-22 establishing a Charter Review Committee

City Manager Candice Edmondson advised that during the October 24, 2022 meeting the City Council discussed the need to conduct a formal review of the City Charter. During discussion, Council determined it would be best to establish a Charter Review Committee to work with City staff and the City Attorney on proposed amendments. She presented a draft resolution establishing the Charter Review Committee.

Discussion ensued regarding the requirements of the committee and the proposed members.

Motion: Motion was made by Councilmember Estep and seconded by Mayor Pro Tem Bergthold to approve Resolution 567-22 establishing a Charter Review Committee with changes as discussed and with the following members:

- | | |
|--------------------|--------------------------|
| (Council, Place 1) | Place 1: Theresa Bledsoe |
| (Council, Place 2) | Place 2: Bill Garretson |
| (Council, Place 3) | Place 3: Athena Campbell |

(Council, Place 4)	Place 4: Stacey Morse
(Council, Place 5)	Place 5: Roland Goveas
(Mayor)	Place 6: Sheleen Jaymes

Motion carried by a vote of 4-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Approved Medical Services Mutual Aid Agreement for ambulance transport with MedStar Mobile Healthcare and authorize the City Manager to execute the agreement

This agenda item was discussed during the worksession.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Malone to approve Medical Services Mutual Aid Agreement for ambulance transport with MedStar Mobile Healthcare and authorize the City Manager to execute the agreement.

Motion carried by a vote of 4-0.

OTHER ITEMS FOR CONSIDERATION

6. None.

REPORTS & DISCUSSIONS

7. None.

COMMUNITY INTEREST ITEMS

8. Mayor Pro Tem Bergthold advised of several upcoming events:

- Tuesday, November 15, 2022, State of the City, The Link, 6:00 p.m.
- Through November 20, 2022, the Animal Shelter will have modified hours due to construction, please check social media for updates;
- The holidays are approaching, remember to fill out the house watch form online;
- Every Thursday, Coffee Talk, Richland Hills Public Library, 10:00 to 11:30 a.m.;
- 1st, 3rd, and 5th Thursday of the month, Storytime at the library, 6:30 p.m.;
- 2nd and 4th Friday of the month, Arts and Crafts, 6:30 p.m.;
- Last Thursday of the month, Library Lab, 6:30 p.m.;
- Home Delivery Service available to anyone unable to get to the library. Call 817-616-3760 for more information;
- Richland Hills Tea Tasters, try a new tea every month at the library; and
- Free pet adoptions and free pet registration continuing at the 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 Councilmember Estep and seconded by Councilmember Malone to adjourn.

Motion carried by a vote of 4-0.

There being no further business to come before the City Council, Mayor Pro Tem Bergthold declared the meeting adjourned at 8:39 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Edward Lopez, Mayor