

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
FEBRUARY 26, 2024
MINUTES**

Roll Call:

Council present

Edward Lopez, Mayor
G.W. Estep, Mayor Pro Tem
Douglas Knowlton, Place 1
Travis Malone, Place 2
Theresa Bledsoe, Place 3
Javier Alvarez, Place 4
Roland Goveas, Place 6

Council absent

Staff present

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

CITY COUNCIL WORK SESSION – 6:31 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.**

7A. *Street Improvement Projects*

Director of Public Works and Capital Projects Kip Dernovich provided the street improvement projects update and advised that 100 potholes were repaired and the City will work with a private vendor for street re-striping.

Discussion ensued regarding providing a listing of curb and gutter repairs on the City's website.

7B. January Department Reports

Director of Public Works and Capital Projects Kip Dernovich presented the January Public Works Department report and advised that the department is addressing citizen concerns regarding the newly installed street signs.

Fire Chief Russell Shelley presented the January Fire Department update and advised of a residential fire, overall response times, and departmental training.

Director of Parks and Recreation Jason Brown presented the January Park Department update and advised of a new community program called Homeschool Recess, Link revenues, and the Miss Texas Invitational held Saturday, January 27, 2024.

Mayor Lopez adjourned the work session at 7:03 p.m.

REGULAR SESSION – Mayor Lopez Called to Order – Time 7:03 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Lopez

PRESENTATIONS

1A. Business Spotlight: The Cake Supply Store

Director of Planning & Development Services JP Ducay introduced The Cake Supply Store located at 7410 Boulevard 26. They received their Certificate of Occupancy on November 6, 2023.

1B. Citizen Appearances/Public Comments

Diane Barrette, 2173 Dover Lane, Richland Hills, expressed her concern regarding the two lane option in the Glenview Master Plan and expressed appreciation to the City Council and staff for their work on the plan.

Jenny Clark, 6973 Hardisty Street, Richland Hills, expressed her concern regarding drivers using Ruth Road to cut through to Glenview Drive.

Fernando Peralta, 7128 Glen Hills, Richland Hills, advised that he is in favor of development and innovation but expressed concern regarding drivers cutting through neighborhoods to avoid Glenview Drive.

Daniel Wennersten, 7205 Hardisty Drive Richland Hills, expressed his concern that the Glenview Master Plan would have an impact on area property values and traffic congestion.

CONSENT AGENDA

2A. Approved minutes from the February 12, 2024 City Council Regular Meeting

2B. 2023 Racial Profiling Report

2C. Excuse the absence of Councilmember Javier Alvarez from the February 12, 2024 regular City Council meeting

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

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3. None

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved designation of one-way streets in school zones and approved Ordinance 1494-24 repealing section 82-122 regarding one-way streets enumerated other than school zones

Police Chief Kimberly Sylvester introduced Captain Scot Russell who presented the item to the City Council and advised that the Birdville Independent School District (BISD) opened Cheney Hills Elementary in August 2021. Since the opening of the school, the Richland Hills Police Department has observed the impacts of traffic ingress and egress during school hours. Additionally, several meetings have taken place with residents who expressed concerns about traffic congestion impacts.

Prior to the start of each school year, the Police Department and BISD review school traffic patterns and make adjustments as needed. For the 2023-2024 school year, school district officials redesigned the student drop-off and pick-up procedures at Cheney Hills to allow more traffic to queue inside the school parking lot and relieve congestion on Dreeben Drive. As a result, Police Department staff recommended creating a one-way traffic flow on southbound Dreeben Drive from Baker Boulevard to better support the traffic flow. Crites Street from Baker Boulevard to Allena Lane was designated as a southbound one-way to prevent additional congestion and maximize traffic and pedestrian safety. Allena Lane from Dreeben Drive to Gerome Street was designated as an eastbound one-way only. This pattern encourages traffic to disperse further away from the school and use Rufe Snow Drive which has a traffic control signal.

The one-way traffic pattern was implemented at the beginning of the school year for a 90 day evaluation period in accordance with Richland Hills City Ordinance 82-46. The evaluation period ended on November 16, 2023. During that time, Police Department

staff observed reduced drop-off and pick-up times and increased vehicular and traffic safety. Specifically, the one-way traffic flow reduced congestion at the entrance and exit points of the school parking lot. However, since this change went into effect, the Police Department has received several complaints from neighboring residents who are having issues getting to their homes during school zone times. Several residents attended the City Council meeting on December 18, 2023, to express their concerns regarding traffic flow and congestion.

The Police Department held a Community Town Hall Meeting on January 16, 2024, to gather additional resident feedback on the Cheney Hills traffic flow. Staff then met with BISD officials on January 29, 2024, to share the resident's concerns. The school district agreed to look at options to increase the number of vehicles in the queue line during school pick-up. Since the meeting, school officials have been utilizing a drone to view traffic-related issues at Cheney Hills and are evaluating ways they can improve the ingress and egress of traffic on school property.

Based on the traffic analysis and resident and school district feedback, the Police Department recommends the following streets be designated as one-way streets during school zone hours at Cheney Hills Elementary:

- Dreeben Drive from the north property line of 3224 Dreeben Drive to Allena Lane. (southbound only)
- Allena Lane from Dreeben Drive to Gerome Street (eastbound only)

In addition to adding one-way street designations around Cheney Hills, revisions need to be made to the one-way street designations around Richland Middle School and Jack C. Binion Elementary. Due to the redesign and construction of the two schools, the following one-way designations need to be added during school zone hours:

- Bridges Avenue from Labadie Drive to Norton Drive (westbound only)
- Labadie Drive from Hovenkamp Avenue to Bridges Avenue (southbound only)
- Hardisty Street from Norton Drive to Labadie Street (eastbound only)

The following one-way designations should be removed:

- Norton Drive from its intersection with Evergreen Road to Glenview Drive, and its intersection with the 7400 block of Bridges Avenue to Hovenkamp Avenue, traffic to move in a northerly direction.
- Labadie Drive from its intersection with Evergreen Road to Hardisty Street, traffic to move in a northerly direction.
- Hovenkamp Avenue from its intersection with Norton Drive to Labadie Drive, traffic to move in an easterly direction.
- Scranton Drive from its intersection of Evergreen Road to Hardisty Street, traffic to move in a northerly direction.

With the temporary relocation of Mullendore Elementary School to the former Richland Elementary School site, staff reviewed the current one-way street designations and noted the following designations should be added during school zone hours:

- Scruggs Park Drive from Mimosa Park Drive to Latham Drive (northbound only)
- Latham Drive from Scruggs Park Drive to Willow Park Drive (southbound only)

The following one-way designations should be removed:

- Scruggs Park Drive from its intersection with Park Place Drive to Latham Drive, traffic to move in a northerly direction.
- Latham Drive from its intersection with Scruggs Park Drive to Willow Park Drive, traffic to move in a northerly direction.

In conjunction with these one-way street designations, staff has brought forth an ordinance repealing Section 82-122 of the Richland Hills code, which contains contradictory and confusing language regarding specific one-way street designations within the City.

Motion: Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Goveas to approve the designation of one-way streets in school zones as listed below:

- Dreeben Drive from the north property line of 3224 Dreeben Drive to Allena Lane. (southbound only)
- Allena Lane from Dreeben Drive to Gerome Street (eastbound only)
- Bridges Avenue from Labadie Drive to Norton Drive (westbound only)
- Labadie Drive from Hovenkamp Avenue to Bridges Avenue (southbound only)
- Hardisty Street from Norton Drive to Labadie Street (eastbound only)
- Scruggs Park Drive from Mimosa Park Drive to Latham Drive (northbound only)
- Latham Drive from Scruggs Park Drive to Willow Park Drive (southbound only)

and motion to approve Ordinance 1494-24 repealing section 82-122 regarding one-way streets enumerated other than school zones.

Motion carried by a vote of 7-0.

4B. Approved Ordinance 1495-24 approving and adopting an amended budget for Fiscal Year 2024

City Manager Candice Edmondson presented the item to the City Council and advised that on February 12, 2024, the City Council approved agenda items 5A Illuminated Street Signs and 5B Parkhill Agreement (Rosebud Park). Ordinance 1495-24 brings forward the budget amendment to provide funding for both projects as approved on February 12, 2024.

Illuminated Street Signs Project – The approved project contract is \$115,780 and the FY 2024 Budget amount allocated in account 089-56112-61-00 for the project is \$90,000, necessitating a budget amendment of \$25,780 to that account. The proposed budget amendment will be to increase line item 089-56122-61-00 from \$90,000 to \$115,780 and increase the total FY 2024 Tax Increment Financing Fund (TIF) budget from \$750,000 to \$775,780. With the adoption of the FY 2024 budget, there was a projected ending fund balance in the TIF Fund of \$212,421 that will provide adequate funding for the budget amendment. Additionally, the expenditure for the illuminated street signs will be allocated to the adopted TIF project plan categories as follows: \$75,000 to Streetscape – Signal/Crosswalk Improvements and \$40,780 to Streetscape – Engineering/Design.

Parkhill Professional Services Agreement for Rosebud Park Improvements - The approved project agreement is \$158,000 and there is available funding in the Capital Projects Fund in the amount of \$160,443. This represents the uncommitted cash balance remaining from previous capital projects. There is no appropriated funding for FY 2024 in the Capital Projects Fund. The proposed budget amendment would be to increase line item 020-56107-88-880P09 to \$160,443 and increase the FY 2024 Capital Projects Fund budget from \$0 to \$160,443. While the budget amendment is slightly greater than the Parkhill agreement, this amount will provide funding that can be used in other areas of the Rosebud Park Improvement project.

Motion: Motion was made by Councilmember Goveas and seconded by Councilmember Malone to approve Ordinance 1495-24 approving and adopting an amended budget for Fiscal Year 2024 by increasing the Tax Increment Financing Fund (TIF) budget from \$750,000 to \$775,780 and the Capital Projects Fund budget from \$0 to \$160,443.

Motion carried by a vote of 7-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5. None

OTHER ITEMS FOR CONSIDERATION

6. Approved the Glenview Corridor Master Plan

City Manager Candice Edmondson briefly introduced the item and advised that on February 27, 2023, the Richland Hills Development Corporation and City Council approved a professional services agreement with Catalyst Commercial, Inc. to complete a concept plan for the Glenview Corridor. The purpose of the Glenview Corridor Plan is to establish a policy and vision to guide future development in the corridor from State Highway 26 to the eastern city limits. The plan coincided with Tarrant County's 2021 Transportation Bond Program which provides a \$5.32M match to improve Glenview Drive and the surrounding infrastructure. The concept plan

provides recommendations focused on mitigating safety and mobility issues while improving economic conditions, creating a sense of place and establishing the corridor as a regional destination.

The planning process was initiated in March 2023 and included data collection, evaluation of existing conditions, a market assessment, transportation and mobility audits and public engagement. The draft plan was presented to the public during the City Council Work Session on January 8, 2024. The plan contains two concept options to enhance mobility, increase bicycle and pedestrian safety and create a visually appealing commercial corridor.

The Enhanced Concept includes a four-lane road, wider sidewalks, relocation of utilities, safer intersection crossings, a landscape buffer to provide additional separation between pedestrian and vehicular traffic and development of two catalytic sites. The estimated annual net benefit of the Enhanced Concept is \$1.5 million.

The Transformational Concept includes a two-lane road with center turn lanes, strategically placed medians, wider sidewalks, relocation of utilities, safer intersection crossings, on-street parking, a landscape buffer to provide additional separation between pedestrian and vehicular traffic and development of four catalytic sites. The estimated annual net benefit of the Transformational Concept is \$4.9 million.

The following residents spoke about the proposed Glenview Corridor Master Plan:

Joyce Fiaccone, 3800 Labadie, Richland Hills
Vicki Hamilton, 7905 Leslie Drive, Richland Hills
Robbie Robinson, 7142 Hardisty Street, Richland Hills
Curtis Bergthold, 3641 Scruggs Drive, Richland Hills
John Garza, 7900 Leslie Drive, Richland Hills

Jason Claunch, owner and president of Catalyst Commercial, advised that the Plan is a policy document meant to provide a framework for potential future development.

Discussion ensued regarding moving utility lines and clarified that no residential properties will be purchased as part of the Plan.

Motion: Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Knowlton to approve the Glenview Corridor Plan.

The vote was as follows:
For: Mayor Lopez, Mayor Pro Tem Estep, and Councilmembers Knowlton, Malone, and Goveas
Against: Councilmember Bledsoe

Motion carried by a vote of 6-1.

REPORTS & DISCUSSIONS**7A. Street Improvement Projects**

Item was discussed during worksession.

7B. January Department Reports

Item was discussed during worksession.

COMMUNITY INTEREST ITEMS**8. Mayor Pro Tem Estep advised of several upcoming events:**

- Applications for the Citizens Fire Academy are being accepted for the next class to begin Thursday, April 4, 2024;
- Thursday, February 29, 2024, Moncrief Breast Cancer Screenings, The Link Parking Lot, 8:30 a.m. to 4:00 p.m.
- Monday, March 11, 2024 through Friday, March 15, 2024, Spring Break Camp;
- Thursday, March 14, 2024,
 - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - Tarrant County Food Pantry, The Link parking lot, 5:30 to 7:00 p.m.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.;

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).

1. Section 551.074: Deliberation regarding Personnel Matters
 - a) City Manager annual review

Motion: Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Estep to adjourn into Executive Session at 8:27 p.m.

Motion carried by a vote of 7-0.

Mayor Lopez reconvened into open session at 9:43 p.m.

ADJOURNMENT

10. There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 9:44 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Edward Lopez, Mayor