

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
MAY 13, 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. **Recognition of Mayor Edward Lopez**

City Council members and City staff expressed their appreciation for outgoing Mayor Edward Lopez. City Manager Candice Edmondson highlighted Mayor Lopez's accomplishments during his tenure as both a Councilmember from 2011-2017 and as Mayor from 2018-2024.

City of Haltom City Mayor An Truong presented Mayor Lopez with a plaque recognizing their work together.

Texas State Representative Stephanie Klick's District Director Robert Lane presented Mayor Lopez with a certificate and a state flag flown over the capitol in Austin, Texas.

Serving Our Seniors Executive Director Elizabeth Grace expressed her appreciation to Mayor Lopez and wished him well.

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 6:29 p.m.

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

INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember Knowlton

PRESENTATIONS

1A. National Police Week Proclamation

Mayor Lopez read a proclamation declaring May 12 – 18, 2024, as “National Police Week” in Richland Hills and presented it to Police Chief Kimberly Sylvester.

1B. National Public Works Week Proclamation

Mayor Lopez read a proclamation declaring May 19 – 24, 2024, as “National Public Works Week” in Richland Hills and presented the proclamation to Director of Public Works and Capital Projects Kip Dernovich.

1C. National Emergency Medical Services Week Proclamation

Mayor Lopez read a proclamation declaring May 19 – 25, 2024, as “National Emergency Medical Services Week” in Richland Hills and presented the proclamation to Fire Chief Russell Shelley.

1D. National Public Service Recognition Week Proclamation

Mayor Lopez read a proclamation declaring May 6 – 11, 2024, as “National Public Service Recognition Week” in Richland Hills and presented the proclamation to City Manager Candice Edmondson.

1E. Employee Service Award

Director of Public Works and Capital Projects Kip Dernovich announced the employee service award and expressed congratulations to Public Works employee Kelly Morris on reaching 10 years of service to the City of Richland Hills.

1F. Citizen Appearances/Public Comments

Karen Gabriel, 7924 Leslie Drive, Richland Hills, expressed concern regarding the proposed Glenview Corridor plan and how it might affect her disabled son.

Kathy Spradlin, 3316 Henry Drive, Richland Hills, expressed concern regarding the proposed Glenview Corridor plan affecting emergency services.

Vicki Hamilton, 7905 Leslie Drive, Richland Hills, requested that the Public Comments portion of the agenda be moved to the end of the meeting.

Ken Giles, 6931 Hardisty Street, Richland Hills, expressed concern regarding the City utilizing eminent domain in the future.

Molly McDonald, 3712 Scranton Drive, Richland Hills, expressed concern regarding the proposed Glenview Corridor plan and made mention of social media posts discussing the recent election.

Curtis Bergthold, 3641 Scruggs Drive, Richland Hills, expressed frustration regarding emails and social media posts discussing the recent election.

CONSENT AGENDA

- 2A. Approved minutes from the April 22, 2024 City Council Regular Meeting and the April 30, 2024 City Council and Planning and Zoning Commission Joint Meeting**
- 2B. Approved a Replat for the property described as Lots 1 and 6, Block 16, Richland Hills South – Section 3, otherwise known as 6500 Lavon Dr and 2800 Mary Boaz St, Richland Hills, Texas 76118**
- 2C. Approved Interlocal Cooperative Purchasing Agreement between the City of Southlake and City of Richland Hills**
- 2D. Approved emergency repairs to the sewer main at Oak Park Drive and Willow Park Street by Excel 4 Construction in the amount of \$87,965 utilizing the approved unit price contract for drainage, water and sanitary sewer repair**
- 2E. Approved Ordinance 1501-24 approving and adopting an amended budget for Fiscal Year 2024 authorizing an expenditure of \$10,000 to Serving our Seniors and \$74,355 to Atmos Energy**

Motion: Motion was made by Councilmember Malone and seconded by Mayor Pro Tem Estep to approve the consent agenda.

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**3A. Denied Ordinance 1498-24 a Specific Use Permit (2024-0217) to permit a Guest House for the property described as Lot 7, Block 10, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118 PUBLIC HEARING**

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that property owner Jonathan Mercer submitted an application for a Specific Use Permit, to allow for the use of "Guest House" in the SF-E, Single-Family Residential Estate Zoning District for 7148 Dover Lane. The subject property is approximately 2.6 acres and contains a 3,888 square-foot primary residence.

The applicant has proposed building a guest house approximately 4,000 square-feet in total, including 2,000 square-feet of living space and 2,000 square-feet of garage space. The living space will contain three bedrooms, two bathrooms, a full kitchen and laundry room to accommodate family members and a caregiver. The full kitchen facility is proposed to allow for the preparation of food for family members within the confines of the guest house and the garage will be utilized to house an RV and classic cars.

The applicant was made aware that the proposed guest house was not in conformance with all standards. In lieu of bringing the guest house into conformance, the applicant is requesting three special terms and conditions in association with the SUP request:

Allow for the subject guest house to comply with all requirements listed in Section 3.02.01 (A)(19) of the City's Comprehensive Zoning Ordinance with the exception of:

1. (19.c.1) Guest house shall not exceed 40 percent of the livable floor area of the main structure.
 - The subject guest house exceeds the livable floor area of the main structure by approximately 152 percent. (Primary residence has a livable floor area of 2,638sf per TAD)
2. (19.c.2) Guest house shall not contain more than one bathroom facility.
 - The subject guest house is proposing two bathroom facilities.
3. (19.c.3) Guest house shall not contain a kitchen, including a range, stove or cooktop.
 - The subject guest house is proposing a full kitchen including a stove and cooktop.

Additionally, the Planning and Zoning Commission considered the Specific Use Permit at their April 23, 2024 meeting and recommended denial by a vote of 5-0.

City staff has worked with the applicant to prepare some alternative options if the subject request is denied.

Jonathan Mercer, 7148 Dover Lane, advised that he is a retired firefighter/paramedic and is seeking to build a guesthouse for aging relatives as he feels that family should not go to nursing homes.

Mayor Lopez opened the public hearing at 7:42 p.m. and asked to hear from any proponents followed by opponents of the items.

Allison Barger, 7241 Richlynn Terrace, Richland Hills, advised that she is in favor of approval. Mr. Mercer has a well-maintained property and she feels that this exception is in the best interest of every citizen.

Diane Barrette, 2173 Dover Lane, advised that she is in favor of the Specific Use Permit.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, stated that the City is home to many multi-generational families and would like to see the City's Code revised to account for these situations.

Mayor Lopez closed the public hearing at 7:40 p.m.

Discussion ensued regarding the current requirement that a guest house shall not exceed 40 percent of the area of the main structure.

Councilmember Goveas announced his need to abstain from the vote as Mr. Mercer is his neighbor.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Bledsoe to deny Ordinance 1498-24 a Specific Use Permit (2024-0217) to permit a Guest House for the property described as Lot 7, Block 10, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7148 Dover Lane, Richland Hills, Texas 76118.

The vote was as follows:

For:	Mayor Lopez, Mayor Pro Tem Estep, Councilmembers Knowlton, Malone, Bledsoe, and Alvarez
Against:	None
Abstain:	Councilmember Goveas

Motion carried by a vote of 6-0-1.

3B. Approved Ordinance 1499-24 adopting the 2024 Standards of Care for youth programs provided by The Link Event & Recreation Center PUBLIC HEARING

City Manager Candice Edmondson presented the item to the City Council and advised that Ordinance No. 1499-24 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. Ms. Edmondson 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.

Mayor Lopez opened the public hearing at 8:02 p.m. and asked to hear from any proponents followed by opponents of the items.

Hearing none, Mayor Lopez closed the public hearing at 8:02 p.m.

Motion: Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Goveas to approve Ordinance 1499-24 adopting the 2024 Standards of Care for youth programs provided by The Link Event & Recreation Center.

Motion carried by a vote of 7-0.

3C. Approved Ordinance 1500-24 adopting an updated Drought Contingency and Emergency Water Management Plan PUBLIC HEARING

Director of Public Works and Capital Projects Kip Dernovich presented the item to the City Council and advised that the current Drought Contingency and Emergency Water Management Plan for the City of Richland Hills was established in 2019. These types of plans are required to be updated every five years, although alterations are allowed within the five-year window. The most recent alteration to this plan was in 2021. The alteration in 2021 reflected the most recent Texas Commission of Environmental Quality (TCEQ) rules as well as updated requirements as part of the contract the city has with the City of Fort Worth for the provision of potable water and sewer treatment services (mainly constant Stage 1 Watering Restrictions). The 2024 updated plan has minor edits (population data, position that oversees the plan etc.), yet holds the current watering standards.

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

Hearing none, Mayor Lopez closed the public hearing at 8:07 p.m.

Motion: Motion was made by Councilmember Goveas and seconded by Councilmember Knowlton to approve Ordinance 1500-24 adopting an updated Drought Contingency and Emergency Water Management Plan.

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4. None.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Approved Interlocal Agreement with Tarrant County to provide \$5,821,025 in bond funding for reconstruction of Glenview Drive through the Tarrant County 2006 Transportation Bond Program (2006 TBP) and the Tarrant County 2021 Transportation Bond Program (2021 TBP)

City Manager Candice Edmondson presented the item to the City Council and advised that Tarrant County has authorized the disbursement of \$5,821,025 in transportation bond funding for the reconstruction of Glenview Drive from Jordan Drive to SH 26. The Interlocal Agreement acknowledges Tarrant County's participation in the street reconstruction project and requires approval by the City of Richland Hills to officially allocate the bond funds. The agreement becomes effective upon the approval of both parties and shall terminate on September 30, 2028.

While the project description included in the Interlocal Agreement speaks to a "hybrid" road system, decisions on the final road design have not been made. The next step in the process is to complete a detailed traffic impact study. City staff is in the process of writing a request for proposals for qualified engineering firms to complete the traffic impact analysis and subsequent road design.

Tarrant County agrees to reimburse the City for 50 percent of the actual eligible project costs in an amount not to exceed \$5,821,025. The City will be responsible for the remaining project costs including construction, right of way acquisition, utility relocation, engineering, planning, surveying, etc. Funding will be provided through the sales tax-based Street Improvement Fund for the City's portion of project costs.

The Interlocal Agreement being presented to City Council is only for the acceptance of Tarrant County's contribution to the Glenview Drive project.

Discussion ensued regarding a traffic study and funding source of the City's portion of the project.

Ms. Edmondson confirmed that a traffic study will be conducted and it will take approximately four months to complete. Once completed, the study will be available for public review on the City's website. Additionally, she advised that the City's funding source is from sales tax and bond funding from Tarrant County is a reimbursement program and can solely be used for the project indicated.

John Skier, 7016 Park Place Drive, Richland Hills, expressed his support for the Interlocal Agreement. Glenview Drive needs improvements and this allows the City to share that cost.

Vicki Hamilton, 7905 Leslie Drive, Richland Hills, inquired about an agenda item from the February 26, 2024 meeting that approved a Glenview Corridor Plan. Additionally, she recommended that the traffic study be completed during the school year for the most accurate data.

Mayor Lopez advised that the agenda item in question approved the Glenview Corridor Master Plan which was a conceptual plan to begin the process of improving the corridor.

Shary Dodson, 3905 London Lane, Richland Hills, expressed concern that the City will use eminent domain to take her home.

Mayor Lopez advised that eminent domain is illegal and the City will not take anyone's home.

Motion: Motion was made by Councilmember Knowlton and seconded by Councilmember Malone to approve Interlocal Agreement with Tarrant County to provide \$5,821,025 in bond funding for reconstruction of Glenview Drive through the Tarrant County 2006 Transportation Bond Program (2006 TBP) and the Tarrant County 2021 Transportation Bond Program (2021 TBP).

Motion carried by a vote of 7-0.

OTHER ITEMS FOR CONSIDERATION

6. None.

REPORTS & DISCUSSIONS

7. None.

COMMUNITY INTEREST ITEMS

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

- Now – May 15, 2024, Pick A Perk Link Membership Sale, The Link;
- Now – July 4, 2024, Patriotic Parade Registration, The Link;
- Thursday, May 16, 2024, Music in the Park, The Link Plaza;
- Tuesday, May 21, 2024, Carnival with Cops, The Link Plaza, 5:00 to 6:30 p.m.;
- Thursday, June 13, 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).

None.

ADJOURNMENT

10. A motion was made by Councilmember Knowlton and seconded by Councilmember Bledsoe to adjourn.

Motion carried by a vote of 7-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 8:33 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor