

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JUNE 10, 2024
MINUTES**

Roll Call:

Council present

Curtis Bergthold, Mayor
Douglas Knowlton, Mayor Pro Tem
Travis Malone, Place 2
Theresa Bledsoe, Place 3
John Skier, Place 4
G.W. Estep, Place 5
Roland Goveas, Place 6

Council absent

Staff present

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

CITY COUNCIL WORK SESSION – 5:30 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.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Skier to adjourn into Executive Session at 5:30 p.m.

Motion carried by a vote of 7-0.

Mayor Bergthold reconvened into open session at 7:02 p.m.

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.**

None.

Mayor Bergthold adjourned the work session at 7:02 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:12 p.m.**INVOCATION AND PLEDGES OF ALLEGIANCE – Mayor Bergthold****PRESENTATIONS****1A. Citizens Fire Academy Graduates**

Fire Captain Michael Irizarry provided a brief overview of the Citizen's Fire Academy and advised that the participants completed eight weeks of instruction and demonstration of all facets of fire department operations including the background of the organization, fire hose and fire streams, vehicle extrication, CPR and EMS operations, and several other topics. 2024 program graduates included:

Peggy Bidwell
Desiree Boatwright
Rode Chambers
Desiree Chavez
Jenny Clark
Sherry Hopson

Leigh Ivey
James Klein
Linda Malat
Will McCutcheon
Cinthia Mendieta
Niki Minter

Sharon Morris
Stacy Reddy
David Stein
Jay Wong
Annie Zaragoza

1B. Citizen Appearances/Public Comments

None.

CONSENT AGENDA**2A. Approved minutes from the May 20, 2024 City Council Regular Meeting a**

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

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**3A. Approved Ordinance 1502-24 a Specific Use Permit (2024-0382) to permit a Package Liquor Store for the property described as Lot 10R, Block 15, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7060 Boulevard 26, Richland Hills, Texas 76118 PUBLIC HEARING**

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on April 24, 2024, an application was submitted by applicant Karim Keshwani requesting a Specific Use Permit to allow for the use of "Package Liquor Store" in the Retail Zoning District at 7060 Boulevard 26 with a 4,000 square-foot retail storefront.

According to the applicant, the proposed business will have three to four full and/or part time employees with operating hours in compliance with Texas Law. Additionally, the Planning and Zoning Commission considered the Specific Use Permit at their May 28, 2024 regular meeting and recommended approval by a vote of 3-0.

Applicant Karim Keshwani was present to address any questions.

Karim Keshwani, 7060 Boulevard 26, Richland Hills, answered questions posed by the City Council and advised that he does not currently own and operate a liquor store but has several gas stations that sell beer and wine. He plans to name the store Liquor Dugout and will open as soon as possible following City Council and TABC approval.

Mayor Bergthold opened the public hearing at 7:28 p.m. and asked to hear from any proponents followed by opponents of the items.

Hearing none, Mayor Bergthold closed the public hearing at 7:29 p.m.

Motion: Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Estep to approve Ordinance 1502-24 a Specific Use Permit (2024-0382) to permit a Package Liquor Store for the property described as Lot 10R, Block 15, Richland Hills Addition, Richland Hills, Texas, otherwise known as 7060 Boulevard 26, Richland Hills, Texas 76118.

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 award of bid for reconstruction of Magnolia Park Drive from Rosebud Lane to Mimosa Park Drive including water, sewer and storm drain improvements to Quality Excavation in the amount of \$1,316,885

Director of Public Works and Capital Projects Kip Dernovich advised that during the FY 2024 Budget process, City Council approved funding in the amount of \$1,840,000 for the design (\$250,000) and reconstruction (\$1,590,000) of Magnolia Park Drive. The project consists of approximately 650 linear feet of full pavement reconstruction from Rosebud Lane to Mimosa Park Drive, as well as water, sewer and storm drain improvements.

Halff Associates completed the design and engineering portion of the project in December 2023, and at the request of staff, waited to bid the project until Atmos had completed all subsurface utility engineering (SUE). All related SUE was completed in late March 2024 and the project was put out to bid in early April 2024. The bids ranged from a high bid of

\$2,221,660 to a low bid of \$1,316,885. Quality Excavation submitted the lowest base bid. Quality Excavation recently completed reconstruction of Dover Lane in Richland Hills. While there were some delays in the project, the work was completed to an acceptable level and passed all inspections.

City staff and Halff Associates met with Quality Excavation on May 30, 2024 to ensure that all parties understood the desired outcomes and service expectations.

Discussion ensued regarding inspections being performed by Halff Associates and Mr. Dernovich advised that work is scheduled to begin after the 4th of July holiday.

Motion: Motion was made by Councilmember Estep and seconded by Mayor Pro Tem Knowlton to approve award bid for reconstruction of Magnolia Park Drive from Rosebud Lane to Mimosa Park Drive including water, sewer and storm drain improvements to Quality Excavation in the amount of \$1,316,885.

Motion carried by a vote of 7-0.

5B. Reconsidered award of bid to Rollins Fence Company for the demolition and reconstruction of the Public Works maintenance yard fence and fences at city parks and facilities

Agenda Items 5B and 5C were presented concurrently.

Director of Public Works and Capital Projects Kip Dernovich presented the item to the City Council and advised that during the FY 2024 Budget process, City Council approved funding in the amount of \$125,000 for the demolition and reconstruction of the fence around the Public Works maintenance yard. In addition, the Parks and Recreation Department received \$37,000 in funding for the demolition and replacement of fences at Kate Baker Park, Creek Trail Park, Windmill Park and the Library.

Staff believed that combining the two projects would create economies of scale and ultimately create a lower cost to the City. A request for sealed bids was issued for the Richland Hills Fence Project (Public Works / Parks) in March 2024. After evaluation of the bids, it was determined that Rollins Fence Company had submitted the best value bid at \$160,000.

City Council awarded this project to the lowest bidder (Rollins Fence Company) on April 22, 2024. Prior to starting work on the project, Rollins Fence Company had to sever ties with their masonry sub-contractor and was no longer able to complete the Public Works portion of the project. The Request for Bids (RFB) issued for the project allows work within the project to be awarded to separate vendors.

Motion: Motion was made by Councilmember Skier and seconded by Councilmember Estep to reject original award of bid to Rollins Fence Company for the demolition and reconstruction of the Public Works maintenance yard fence and fences at city parks and facilities.

Motion carried by a vote of 7-0.

5C. Approved award of bid to Rollins Fence Company for the demolition and construction of fences at city parks and facilities and award of bid to Fence Fanatics for demolition and construction of the Public Works maintenance yard fence in the amount of \$168,930

Agenda Items 5B and 5C were presented concurrently.

Director of Public Works and Capital Projects Kip Dernovich advised that upon notification from Rollins Fence Company that they could not complete all aspects of the proposal, staff reevaluated the bid submittals. Rollins Fence Company was still the lowest responsible bidder for the parks/facilities portion of the RFP and Fence Fanatics was the next responsible lowest bidder for the Public Works portion of the project.

Funding in the amount of \$162,000 was included in the FY 2024 Budget for both portions of the project (\$125,000 in the Utility Fund and \$37,000 in the Oil and Gas Fund). Rollins Fence Company submitted a bid of \$38,930 for demolition and construction of city park and facility fences and Fence Fanatics submitted a bid of \$130,000 for the demolition and construction of the Public Works fence. The total project cost of \$168,930 is \$6,930 over the allocated project budget. The Public Works Department has identified cost savings within their Operational Budget to fund this portion of the project.

Discussion ensued regarding project timelines and Mr. Dernovich confirmed that the parks/facilities portion of the bid to be completed by Rollins Fence Company is scheduled to be completed in late June 2024. The Public Works portion of bid is scheduled to be completed in early August 2024.

Motion: Motion was made by Councilmember Skier and seconded by Councilmember Malone to award bid to Rollins Fence Company for the demolition and construction of fences at city parks and facilities in the amount of \$38,930 and award bid to Fence Fanatics for the demolition and construction of the Public Works maintenance yard fence in the amount of \$130,000 for a total project cost of \$168,930.

Motion carried by a vote of 7-0.

OTHER ITEMS FOR CONSIDERATION**6A. Approved appointments to Boards and Commissions**

City Secretary Lindsay Rawlinson advised that following the May 2024 General Election, the Richland Hills Development Corporation and the Planning and Zoning Commission have vacancies. Additionally, the Zoning Board of Adjustment, the Tax Increment Reinvestment Zone, and the Animal Shelter Advisory Board have vacancies as well.

In accordance with Chapter 10 of the Richland Hills Code of Ordinances, the City Council shall review and make appointments to the City's boards and commissions in September with two-year terms to commence beginning in October. Full consideration for all boards and commissions will take place in September 2024.

Motion: Motion was made by Councilmember Malone and seconded by Mayor Pro Tem Knowlton to make the following appointments to unexpired terms on boards and commissions:

<u>Board</u>	<u>Place</u>	<u>Name</u>
Richland Hills Development Corporation	Place 1	Curtis Bergthold
	Place 5	Ray Stilwell
Planning and Zoning Commission	Alternate 2	Ray Stilwell
Tax Increment Reinvestment Zone	Place 9	Bill Garretson
Zoning Board of Adjustment	Place 2	Edward Lopez
	Alternate 2	Donald Acker
	Alternate 3	Melissa Scheuttig
	Alternate 4	Mike Witt

Motion carried by a vote of 7-0.

REPORTS & DISCUSSIONS

7. None.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now – July 4, 2024, Patriotic Parade Registration, The Link;
- Wednesday, June 12, 2024, Matt Marchant: The “Shark Guy”, Public Library;
- 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.;

- Tuesday, June 18, 2024, Candy Sushi, Public Library;
- Wednesday, June 19, 2024, A Play on Swords' Pirates: History vs. Hollywood; Public Library;
- Thursday, July 4, 2024, Red, White & YOU, The Link Plaza, 8:30 to 11:00 a.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 Mayor Pro Tem Knowlton and seconded by Councilmember Skier to adjourn.

Motion carried by a vote of 7-0.

There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 7:51 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor