

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
JULY 28, 2025
MINUTES**

Roll Call:

Council present

Curtis Bergthold, Mayor
John Skier, Mayor Pro Tem
Mike Witt, Place 1
Travis Malone, Place 2
Theresa Bledsoe, Place 3
G.W. Estep, Place 5
Roland Goveas, Place 6

Council absent

Staff present

Candice Edmondson, City Manager
Lindsay Rawlinson, City Secretary
Elizabeth Yelverton, City Attorney

CITY COUNCIL WORK SESSION – 6:00 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.
 1. Section 551.072: Deliberation regarding real property
 - A. Handley Ederville Road, Richland Hills, TX

Motion: Motion was made by Mayor Pro Tem Skier and seconded by Councilmember Malone to adjourn into Executive Session at 6:31 p.m.

Motion carried by a vote of 7-0.

Mayor Bergthold reconvened into open session at 7:05 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 7:09 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:09 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember GW Estep

PRESENTATIONS

1A. Employee Service Awards

Mayor Bergthold announced employee service awards and expressed congratulations to the following employees on reaching an employment milestone with the City of Richland Hills:

10 Years of Service

Police Lieutenant Christian Gaytan

5 Years of Service

Municipal Court Supervisor Eliza Margenau

1B. Citizen Appearances/Public Comments

Jonathan Mercer, 7148 Dover Lane, Richland Hills, expressed his appreciation to the City Council for their recent approval of a stop sign at the intersection of Popplewell and Hovenkamp. He has seen an immediate positive impact.

Jenny Clark, 6973 Hardisty Street, Richland Hills, spoke on behalf of the Richland Hills Animal Services and announced that staff and animal shelter volunteers will participate in the “Clear the Shelters” mega adoption event that will be held August 16 through 17, 2025, at the Amon G. Carter Jr. Exhibit Hall in Fort Worth. They will bring dogs and cats currently at the shelter seeking adoption.

CONSENT AGENDA

Motion: Motion was made by Councilmember Bledsoe and seconded by Mayor Pro Tem Skier to remove agenda item 2B from the consent agenda.

Motion carried by a vote of 7-0.

2A. Approved minutes from the June 9, 2025 City Council Regular Meeting

2C. Approved First Amendment to Northeast Fire Department Association (NEFDA) Interlocal Agreement and authorize City Manager to sign agreement

2D. Approved an update to the Authorized Representatives at the Federal Reserve Bank for City deposits at JP Morgan Chase Bank, N.A.

- 2E. Approved Resolution 618-25 authorizing the change of Authorized Representatives for the Texas Local Government Investment Pool (TexPool)**
- 2F. Approved Resolution 619-25 authorizing the change of Authorized Representatives for the Texas Short Term Asset Reserve Program (TexSTAR)**
- 2G. Approved emergency repairs to the sewer main on Baker Boulevard from Popplewell Street to the Animal Services Center by Excel 4 Construction in the amount of \$122,950 utilizing the approved unit price contract for drainage, water and sanitary sewer repair**

Agenda Item 2B was removed from the Consent Agenda and given separate discussion.

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

Motion carried by a vote of 7-0.

- 2B. Approved Resolution 617-25 suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates**

City Manager Candice Edmondson provided a brief description of the item and advised that Oncor Electric Delivery Company filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13 percent over present revenues. Oncor is asking the City to approve a 12.3 percent increase in residential rates and a 51.0 percent increase in street lighting rates. If approved, an average residential customer would see a bill increase of about \$7.90 per month.

The City of Richland Hills is a member of the 170-city coalition known as the Steering Committee of Cities Served by Oncor. The Steering Committee has recommended to its member cities that they pass a resolution suspending the July 31, 2025 effective date of the Oncor's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Goveas to approve Resolution 617-25 suspending the July

31, 2025 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates.

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Approved Ordinance 1529-25 amending Chapter 90 "Zoning", Section 4.02.01 "Accessory Structure Standards" in order to update size, setback, and general regulations for accessory structures. PUBLIC HEARING

Director of Planning and Development Services JP Ducay presented the item to the City Council and advised that on May 6, 2014, the City of Richland Hills adopted a Comprehensive Plan along with a new Zoning Ordinance. The new zoning ordinance did not establish new or modern standards for accessory structures. Instead, the new ordinance recycled the accessory structure regulations that existed prior to 2014. Permitting staff has recognized that the application of such standards can be unreasonably limiting and, in some cases, prohibit improvements to property. The purpose of the proposed text amendment is to establish a more flexible ordinance that may result in higher quality development. The proposed amendments will better regulate the size, setbacks, and general standards associated with accessory structures.

Mr. Ducay presented several changes to the accessory structure standards including better regulating size, setback, and general standards, increasing the allowed height to not exceed the height of the principal building, calculating overall floor area of structures, residential and nonresidential setback requirements, and allowing the Zoning Administrator to make minor adjustments allowing minor deviations be resolved administratively. The Planning and Zoning Commission considered the item at their July 22, 2025 meeting and recommended approval by a vote of 4-0 with alternative side yard – street setback options be presented and considered by the City Council.

Discussion ensued regarding maintaining building material requirements in the zoning ordinance as well as maintaining larger 25-foot setback requirements in the SF-E zoning district.

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

Doug Knowlton, 2749 Spruce Park Drive, Richland Hills, expressed his appreciation to the City Council and Mr. Ducay for helping to move the city forward. He stated his support for the item.

Mayor Bergthold closed the public hearing at 7:57 p.m.

Motion: Motion was made by Mayor Pro Tem Skier and seconded by Councilmember Estep to approve Ordinance 1529-25 amending Chapter 90 “Zoning”, Section 4.02.01 “Accessory Structure Standards” in order to update size, setback, and general regulations for accessory structures.

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 Professional Services Agreement with Kimley-Horn and Associates, Inc. for design and engineering services for the Glenview Drive reconstruction project

City Manager Candice Edmondson presented the item to the City Council and advised that on November 11, 2024, City Council approved a Professional Services Agreement with Kimley-Horn and Associates, Inc. to provide preliminary engineering and planning services for the Glenview Drive project. The scope of work included a traffic study, development of conceptual layout options and typical roadway sections, and an evaluation of the feasibility, costs, and benefits of reconstructing the corridor in alignment with the City’s long-term goals. Kimley-Horn also prepared visual renderings and facilitated public meetings with residents and stakeholders to gather input and share project information.

During the Capital Projects Workshop on May 20, 2025, City Council held a detailed discussion on the Glenview Drive project. City staff and representatives from Kimley-Horn were present to provide project information and respond to questions. Following the discussion, City Council directed staff and the consultant team to proceed with the design and engineering of a four-lane roadway.

Kimley-Horn has prepared a Professional Services Agreement to provide design and engineering services for the Glenview Drive reconstruction project. The project scope will include preliminary and final design for the following elements: roadway, traffic signal, storm drain, water line, sanitary sewer line, signing and marking, traffic control phasing, sidewalks and streetlights. The limits of construction are within the city limits of Richland Hills along Glenview Drive from the intersection of Boulevard 26 to east of Booth Calloway Road which is approximately 5,100 linear feet.

As part of the design and engineering services, Kimley-Horn will also provide bidding services, a topographic survey, geotechnical analysis, subsurface utility engineering, construction site visits and inspections, and easement and right-of-way document preparation.

Kimley-Horn will provide design and engineering, bidding services, a topographic survey, and geotechnical analysis for a lump sum of \$1,055,000. Additional services including construction phase support, subsurface utility engineering, preparation of easement and right-of-way documents, and public meeting assistance will be billed on an hourly basis, not to exceed \$205,000. The total cost for Kimley-Horn's complete design and engineering services is \$1,260,000.

Misty Christian, Project Manager with Kimley-Horn, expressed appreciation to the City Council for providing clarity regarding the project at the May 20, 2025 Capital Projects Workshop.

Mayor Bergthold advised of discussions he has had with Tarrant County Commissioners regarding the possibility of extending the scope of the project to the Hurst city limits and continuing to partner with the County for matching funds. He stated that the commissioners were amenable to the idea.

Doug Knowlton, 2749 Spruce Park Drive, Richland Hills, encouraged the City Council to allow this project to move forward.

Angela Campbell Zier, 7272 Glenview Drive, Richland Hills, expressed her opposition to the four-lane option and requested reconsideration of the three-lane option for Glenview Drive.

John Garza, 7900 Leslie Drive, Richland Hills, expressed his support for the four-lane option and thanked the City Council for their respectful rhetoric surrounding this topic.

Joyce Fiaccone, 3800 Labadie Drive, Richland Hills, expressed concerns for driver and pedestrian safety and encouraged the City Council to move forward with the four-lane option previously approved.

Kathy Spradlin, 3316 Henry Drive, Richland Hills, expressed her opposition to the three-lane option.

Stephanie Terry, 2910 Spruce Park Drive, Richland Hills, encouraged the City Council to move forward with the four-lane option.

Jenny Clark, 6973 Hardisty Street, Richland Hills, advised that she has always been in support of the four-lane option and expressed concern for driver and pedestrian safety.

Laurie Snyder, 7286 Glenview Drive, Richland Hills, works at a nonprofit organization along Glenview and has seen many car accidents from her office. She expressed concern about the lack of street lighting.

Discussion ensued regarding several issues including a petition received by the businesses along Glenview Drive stating their opposition to the four-lane option and social media.

Ms. Edmondson advised, in response to questions, about the City's ability to continue street improvement projects around the city and if it is advisable to issue debt for street projects.

Mayor Bergthold voiced strong concerns about his safety and stated that he felt personally targeted for his position but is grateful for the passion and energy shown by the citizens and the entire Council regarding Glenview Drive improvements.

Motion: Motion was made by Mayor Pro Tem Skier and seconded by Councilmember Bledsoe to approve Professional Services Agreement with Kimley-Horn and Associates, Inc. for design and engineering services for the Glenview Drive reconstruction project.

The vote was as follows:

For: Mayor Bergthold, Mayor Pro Tem Skier, Councilmembers Witt and Bledsoe

Against: Councilmembers Malone, Estep, and Goveas

Motion carried by a vote of 4-3.

OTHER ITEMS FOR CONSIDERATION

6. None.

REPORTS & DISCUSSIONS

7A. Street Improvement Projects

Director of Public Works and Capital Projects Kip Dernovich presented the Street Improvement Projects update and provided details of a Tarrant County/City of Haltom City project along Baker Boulevard.

7B. May and June Department Reports

Director of Planning and Development Services JP Ducay presented the Development update and provided updates regarding the Baker Landing and Richland Crossing developments as well as permits and new businesses.

Police Chief Kimberly Sylvester presented the Police Department and Community Compliance Department update and advised of items such as calls for service, criminal investigations, most common code violations, and accomplishments in the departments.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Now accepting applications for Citizens Police Academy Class #14;
- Now through August 8, 2025, After School Program Registration, The Link;
- Thursday, July 31, 2025, Buddy Bash Cookout, The Link Plaza, 4:30 to 6:30 p.m.;
- Tuesday, August 12, 2025, Richland Hills Literary Club, Public Library, 6:30 p.m.;
- Thursday, August 14, 2025,
 - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
 - Tarrant County Food Pantry, Richland Hills Baptist Church, 5:30 to 7:00 p.m.;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.;

Councilmember Travis Malone advised that Birdville Independent School District schools first day of school will be Wednesday, August 13, 2025.

Mayor Bergthold expressed his appreciation to City staff for their years of work on Glenview Drive and thanked the City Council for their passion for the project.

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. There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 10:04 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor