

**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
AUGUST 25, 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 – 6:30 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. **75th Anniversary Committee Update**

75th Anniversary Committee member Jennifer Hartzke provided a brief overview of the events held in the last few months related to the City's 75th Anniversary including the Mayor's Bike Tour held Saturday, March 15, 2025, a City Scavenger Hunt held March 16 through March 23, 2025, and the Birdville Cemetery Tour held Saturday, May 10, 2025. The objective of the events is to celebrate and shine a light on the history, community and people of Richland Hills and the culminating celebration will be held September 27, 2025.

3. **Academy 4 Presentation**

Rachel Slusser, Program Manager with Academy4 provided a brief presentation of the Academy4 Organization. She advised that her organization provides mentors to every fourth grade student in the schools they serve. For the 2025-2026 school year, they are

in 60 schools with 4,700 fourth grade students being served by 6,000 volunteers. Ms. Slusser encouraged everyone to consider becoming a mentor to local students and expressed her appreciation to the City Council for their time.

- 4. 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 7:05 p.m.

REGULAR SESSION – Mayor Bergthold Called to Order – Time 7:10 p.m.

INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember Mike Witt

PRESENTATIONS

1A. National Payroll Week Proclamation

Mayor Bergthold read a proclamation declaring the week of Labor Day 2025 as “National Payroll Week” in Richland Hills and presented it to Finance Director Sean Smith.

1B. Library Card Sign-Up Month Proclamation

Mayor Bergthold read a proclamation declaring September 2025 as “Library Card Sign-Up Month” in Richland Hills and presented it to Library Director Chantele Hancock.

1C. Citizen Appearances/Public Comments

None.

CONSENT AGENDA

2A. Approved minutes from the August 11, 2025 and the August 18, 2025 City Council Regular Meetings

2B. Excused the absence of Councilmember Roland Goveas from the August 18, 2025 regular City Council meeting

2C. Excused the absence of Councilmember Theresa Bledsoe from the August 18, 2025 regular City Council meeting

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

Motion carried by a vote of 7-0.

Motion: Motion was made by Councilmember Goveas and seconded by Councilmember Estep to consider agenda item 4A before agenda item 3A.

Motion carried by a vote of 7-0.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. Approved Ordinance 1531-25 approving and adopting the Fiscal Year 2026 Budget and Multi-Year Capital Improvement Program PUBLIC HEARING

City Manager Candice Edmondson presented the item to the City Council and advised that the budget summarizes the plan of municipal operations and capital projects for the fiscal year that begins October 1, 2025. The proposed budget was presented in detail during a City Council Work Session on August 11, and a public hearing was held on August 18, 2025. The proposed budget consists of 21 different funds. The FY 2026 Budget includes estimated revenues at \$25,010,984 and expenditures (including transfers) of \$29,781,724, representing a 2.5 percent decrease in revenues and a 1.6 percent increase in expenditures compared to the FY 2025 Adopted Budget.

Included in the proposed expenditures is a \$2,000,000 placeholder in the Strategic Initiative Fund to provide a portion of the funding for the future construction of the Safe Routes to School project. Excluding this transfer, total expenditures for FY 2026 are \$27,781,724 a 5.2 percent decrease from the FY 2025 Adopted Budget.

The proposed FY 2026 Budget includes funding for Council and resident priorities identified in the citizen survey, strategic plan and previous budget discussions. Those priorities include:

- Grant research and writing services
- Website enhancements
- Street improvements
- Workforce retention
- Infrastructure improvements and maintenance
- Economic development initiatives
- Technology optimization
- Link maintenance/operations
- Park and open space enhancements

Discussion ensued regarding the funding available from Tarrant County.

Mayor Bergthold opened the public hearing at 7:24 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Bergthold closed the public hearing at 7:24 p.m.

Motion: Motion was made by Mayor Pro Tem Skier and seconded by Councilmember Malone to approve Ordinance 1531-25 approving and adopting the Fiscal Year 2026 Budget and Multi-Year Capital Improvement Program.

Motion carried by a vote of 7-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. Approved Ordinance 1532-25 setting and approving the Fiscal Year 2026 Tax Rate PUBLIC HEARING

City Manager Candice Edmondson advised that at the August 11, 2025 Council meeting, she presented the proposed FY 2026 General Fund Budget that included a proposed ad valorem tax rate of \$0.504796 per hundred dollars of valuation. Additionally, Council approved the Fiscal Year 2026/Tax Year 2025 Certified Tax Roll and reviewed the 2025 Tax Rate Calculation Worksheet.

As the proposed tax rate of \$0.504796 is greater than the No-New-Revenue Rate of \$0.465266, a public hearing is required prior to tax rate adoption.

The proposed FY 2026 ad valorem tax rate is lower than the current FY 2025 ad valorem tax rate of \$0.518879 by \$0.014083 cents. The FY 2026 allocation of the tax rate is \$0.370482 for Operations and Maintenance that funds General Fund operations and \$0.134314 for Interest and Sinking which funds debt service payments, for a total ad valorem tax rate of \$0.504796.

Mayor Bergthold opened the public hearing at 7:33 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Bergthold closed the public hearing at 7:33 p.m.

Motion: Motion was made by Councilmember Bledsoe and seconded by Mayor Pro Tem Skier to approve Ordinance 1532-25, setting the Fiscal Year 2026 Tax Rate at \$0.504796 per \$100 of assessed valuation, which is effectively an 8.49% increase in the tax rate.

Motion carried by a vote of 7-0.

3B. Approved Ordinance 1533-25 amending the Municipal Fee Schedule for Fiscal Year 2026 PUBLIC HEARING

City Manager Candice Edmondson presented the item to the City Council and advised that Ordinance 1533-25 amends the City's Municipal Fee Schedule and reviewed the proposed changes. She advised of amended Link membership fees, several fees related to animal services such as registration fees, adoption fees, and sterilization fees.

Additionally, she advised that during the August 18, 2025 meeting, City Council discussed potential amendments to the drainage fees applied to church properties. Currently, all non-residential properties are assessed a fee of \$0.00500 per square foot of impervious surface. Following discussion, City Council directed staff to reduce the drainage fee for church properties to \$0.0036708 per square foot of impervious surface, representing a 26.58 percent discount.

Discussion ensued regarding the proposed impervious surface fee changes and several councilmembers noted concern regarding the disparity between the increase in residential water rates and the decrease in impervious surface fees for churches.

Mayor Bergthold opened the public hearing at 7:57 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Bergthold closed the public hearing at 7:57 p.m.

Motion: Motion was made by Councilmember Malone and seconded by Councilmember Witt to approve Ordinance 1533-25 amending the Municipal Fee Schedule for Fiscal Year 2026 excluding the change to imperious surface drainage fees.

Motion carried by a vote of 7-0.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Approved proposal for the removal and replacement of the gym and weight room floor at the Link Event & Recreation Center to Rubber Flooring Systems, Inc. in the amount of \$235,230 and authorize City Manager to sign proposal

Director of Parks and Recreation Eric Valdez presented the item to the City Council and advised that in March 2022, staff observed bubbling beneath the gym floor at the Link Event & Recreation Center. The affected floor was part of the existing Pulastic 110 polyurethane system. Upon inspection, it was determined that moisture within the slab was causing the adhesive to fail and the floor to lift.

The scope of work includes removal of the existing floor system and installation of approximately 9,683 square feet of Mondo 8mm Advance rolls in the main gym and surrounding areas, and 2,759 square feet of 10mm Mondo Sport Impact rolls in the weight room. The project also includes standard game paint packages, reducers, cove base, and all necessary accessories. These flooring systems provide seamless, non-porous surfaces for easy maintenance and indoor air quality protection.

This item was first presented at the August 11, 2025 City Council meeting. During the discussion, Councilmembers raised concerns about the warranty terms and asked the Rubber Flooring Systems representative to pursue an extended warranty for the flooring

and related work. As a result, the item was tabled and rescheduled for consideration at the August 25, 2025 meeting.

Rubber Flooring Systems, Inc. is a BuyBoard cooperative purchasing vendor (Contract #737-24). As a BuyBoard vendor, Rubber Flooring Systems has been thoroughly vetted, and their contract meets city and state purchasing requirements.

Rubber Flooring Systems, Inc. provided an initial BuyBoard quote in the amount of \$213,844.73. Staff also recommended a 10 percent owner's contingency of \$21,385.27 be added to the project to cover any unforeseen construction issues, for a total project cost of \$235,230. The warranty term for this flooring option consists of a 1-year limited warranty due to manufacturing defects, 10-year limited warranty for excessive wear and a 10-year warranty for any moisture issues.

To address concerns about the length of the warranty, Rubber Flooring Systems, Inc. also submitted a Shot Blast and Seal quote in the amount of \$238,389.13. Staff again recommends a 10 percent owner's contingency of \$23,839.87 be added to the project to cover any unforeseen construction issues, for a total project cost of \$262,229. The warranty term for this flooring option consists of a 1-year limited warranty due to manufacturing defects, 10-year limited warranty for excessive wear, and a 15-year warranty for any moisture issues.

The shot blast and seal treatment prepares a gym floor's concrete foundation by mechanically blasting the surface to remove coatings, open pores and create a textured profile for strong adhesion. Afterward, a sealant is applied to control dust, provide a moisture barrier and create a stable base. This process ensures the new flooring bonds properly, reduces the risk of failure and helps extend the life of the gym floor system.

The shot blast and seal treatment uses a Koster Waterproofing System that will provide a 15-year warranty beginning on the date of project completion. This warranty covers the system against material defects and ensures that the water vapor transmission reduction, as specified in KOSTER's published literature, will be achieved. The warranty is subject to the terms, conditions and restrictions outlined by KOSTER.

Funding in the amount of \$120,000 was authorized in the FY 2025 HOT Fund budget for this project. Approval of the initial proposal would require an additional allocation of \$115,230 from the HOT Fund to fully fund the replacement of both the gym and weight room flooring. Approval of the alternative proposal would require an additional allocation of \$142,229.

The HOT Fund has sufficient cash reserves to support either proposal, with a current fund balance of approximately \$207,832.

Reed Hamilton, representative from Rubber Flooring Systems, was present to address any questions.

Discussion ensued regarding the two options presented.

Doug Knowlton, 2749 Spruce Park Drive, Richland Hills, expressed concern regarding the water under the concrete and advised that his main concern was properly repairing the concrete and sealing the floor.

Motion: Motion was made by Councilmember Witt and seconded by Mayor Pro Tem Skier to approve the proposal for the removal and replacement of the gym and weight room floor at the Link Event & Recreation Center by Rubber Flooring Systems, Inc in the amount of \$238,389.13 with an owner's contingency of \$23,839.87, for a total project cost of \$262,229 utilizing the BuyBoard Contract #737-24 and authorize City Manager to sign the proposal

Motion carried by a vote of 7-0.

OTHER ITEMS FOR CONSIDERATION

6A. Ratified vote approving the Fiscal Year 2026 Budget and Tax Rate

City Manager Candice Edmondson advised that per Texas Government Code Section 102.007(c), the City Council is required to ratify the vote adopting the FY 2026 Budget since it will raise more revenue from property taxes than the previous year. Under this item, City Council will vote to ratify the property tax increase reflected in the budget.

Motion: Motion was made by Mayor Pro Tem Skier and seconded by Councilmember Witt to ratify the vote approving the Fiscal Year 2026 Budget and Tax Rate

Motion carried by a vote of 7-0.

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 the CDBG project underway as well as Popplewell Road stop signs, the Midway Road Bridge Scour repair, and advised that staff completed 21 pothole repairs in the month of July.

7B. July Department Reports

Director of Public Works and Capital Projects Kip Dernovich presented the Public Works Department updated and advised of water and wastewater repairs and cleanouts as well as Rufe Snow lane markings and street sign replacements.

Library Director Chantele Hancock presented the Library update and provided a brief overview of the Summer Reading program. The Library held 13 events and had 254 total participants including 95 adults, 27 teens, and 132 children.

Director of Parks and Recreation Eric Valdez presented the Parks Department update and advised of overall Link usage, classes and senior programs attended, and July events including Franks and Fun Field Day held July 17, 2025, and Buddy Bash Cookout held July 31, 2025.

COMMUNITY INTEREST ITEMS

8. Councilmember Estep advised of several upcoming events:

- Tuesday, September 9, 2025, Richland Hills Literary Club, Library, 6:30 p.m.;
- Thursday, September 11, 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.;
- Wednesday, September 17, 2025, Log Cabin Village, 9:45 a.m. to 1:30 p.m.;
- Thursday, September 18, 2025, Furever Buddy Inc will be participating in North Texas Giving Day;
- Friday, September 19, 2025, Music in the Park, The Link Plaza, 7:00 to 8:30 p.m.;
- Saturday, September 27, 2025, Richland Hills 75th Anniversary Celebration, The Link Plaza, 4:00 to 8:00 p.m.;
- Every Thursday, Coffee Talk, 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).

A. Section 551.074: Deliberation regarding Personnel Matters
City Manager Employment Agreement

Motion: Motion was made by Councilmember Witt and seconded by Mayor Pro Tem Skier to adjourn into Executive Session at 6:12 p.m.

Motion carried by a vote of 7-0.

Mayor Bergthold reconvened into open session at 9:19 p.m.

Motion: Motion was made by Councilmember Malone and seconded by Mayor Pro Tem Skier to approve an employment agreement with the City Manager as discussed in executive session.

Motion carried by a vote of 7-0.

Motion: Motion was made by Councilmember Malone and seconded by Mayor Pro Tem Skier to approve a severance agreement with the City Manager as discussed in executive session.

Motion carried by a vote of 7-0.

ADJOURNMENT

- 10.** There being no further business to come before the City Council, Mayor Bergthold declared the meeting adjourned at 9:20 p.m.

ATTEST:

APPROVED:

Lindsay Rawlinson, City Secretary

Curtis Bergthold, Mayor