



**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING AGENDA
SEPTEMBER 14, 2026 5:30 PM
CITY HALL, 3200 DIANA DRIVE**

The Work Session and Regular Session are open to the public. If Executive Session is required, it will be held in the Council Conference Room, and is closed to the public. Please note that although the Council will generally consider the items on the agenda in the order shown below, they may elect to re-order items in order to accommodate the needs of the Council, city staff, presenters, or the public generally. Therefore, members of the public interested in any agenda item are encouraged to be in attendance at the start of the meeting.

1. CALL WORK SESSION TO ORDER - 5:30 P.M.

- A. Discuss Items Listed On Tonight's City Council Agenda. No Action Will Be Taken And Each Item Will Be Considered During The Regular Session.
- B. Discuss Proposed Accessory Structure Amendments
- C. Discuss International Code Council Updates / Status
- D. Discuss Municipal Judge Appointment Process
- E. Discuss Utility And Court Fine Collections And Write-Offs
- F. Discuss Proposed Citizen Civic Academy Class
- G. Discuss Utility Rate Updates For FY27
- H. Discuss Draft Fee Schedule Amendments
- I. Revised FY26 Budget Timeline And Status

2. EXECUTIVE SESSION

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.

- A. Economic Development Project #26-02 For 7294 Glenview Drive

**3. REGULAR SESSION - IMMEDIATELY FOLLOWING EXECUTIVE SESSION
BUT NO EARLIER THAN 6:30 P.M.**

4. CALL TO ORDER

5. INVOCATION AND PLEDGES OF ALLEGIANCE

6. PRESENTATIONS

7. CITIZEN COMMENTS

Citizens in attendance at the meeting who have signed a card to speak to the City Council will also be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council Members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Citizens will have three (3) minutes to address City Council. Public comment will not be taken on items that the City Council has previously considered in a public hearing.

- information regarding holiday schedules;
- honorary recognitions of city officials, employees, or other citizens;
- reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and
- announcements involving imminent public health and safety threats to the city

8. COUNCIL COMMENTS

9. REPORTS & DISCUSSIONS

A. Present Flash Vote Update

B. Discuss FY27 Mill & Overlay Pricing And Anticipated Schedule

10. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

A. Approve The Minutes From The August 24, 2026 City Council Regular Meeting

B. Consider Appointment Of A Voting Member And Alternate Member To The Fort Worth Wholesale Water And Wastewater Customer Advisory Committee For Fiscal Year 2027.

11. ADJOURNMENT

CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the official bulletin board at the Richland Hills City Hall, 3200 Diana Drive, Richland Hills, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Thursday, September 3, 2026, by

5:30 p.m., and remained so posted at least three business days before said meeting convened, pursuant to the Texas Government Code, Chapter 551.

Lisa Boyd

Lisa Boyd
City Secretary



ACCESSIBILITY STATEMENT

The Facility is wheelchair accessible. If you plan to attend this public meeting and have a disability that requires special arrangements, please notify the City Secretary 48 hours in advance at (817) 616-3811 and reasonable accommodations will be made to assist you.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From:

Date: September 14, 2026

Subject:

Agenda Item:

Discuss Items Listed On Tonight's City Council Agenda. No Action Will Be Taken And Each Item Will Be Considered During The Regular Session.

Background Information:

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Accessory Structure and Height Regulation Amendment Considerations

Agenda Item:

Discuss Proposed Accessory Structure Amendments

Background Information:

The purpose of this item is to provide a follow-up to the City Council work session held on May 26, 2026, regarding the City's current accessory structure standards and the definition of building height.

During the work session, staff presented the City's existing regulations, identified areas where the current ordinance may create ambiguity or unintended limitations, and requested Council feedback regarding potential amendments. Council's discussion focused primarily on how building height should be measured, the appropriate scale and location of accessory structures, the relationship between accessory structures and principal buildings, and whether additional flexibility should be provided based on lot size and surrounding context.

Current Standards

The City's accessory structure regulations are contained within Section 90-4.02.01, Accessory Structures, of Chapter 90, Zoning. The regulations establish standards for residential and nonresidential accessory structures, including requirements related to height, size, setbacks, number, materials, lot coverage, and location.

For residential properties, the current ordinance allows an accessory structure to be no more than

two stories or 28 feet in height and no taller than the principal building, whichever is lower. The ordinance also limits an individual accessory structure to 50% of the floor area of the principal building and establishes a cumulative 60% limitation when multiple accessory structures are located on the property.

The current regulations also utilize height-based setbacks. Residential accessory structures 15 feet or less in height are subject to a five-foot rear setback, while structures exceeding 15 feet are subject to a ten-foot rear setback. Interior side-yard requirements similarly increase when an accessory structure exceeds 15 feet in height.

The City's current Building Height definition establishes the starting point for measurement as the average of the highest and lowest points of grade within the portion of the lot covered by the building but defines the endpoint only as the "highest point of a structure." This language does not specifically identify whether the measurement should terminate at the roof ridge/peak or include features such as chimneys, cupolas, antennas, satellite dishes, or similar appurtenances. This ambiguity was the primary issue presented to Council during the May 26 work session.

Council Direction

Based on the discussion, staff believes Council's feedback can be organized into the following categories.

1. Clarify Building Height Measurement

The clearest direction provided by Council was to clarify that building height should be measured to the roofline/roof peak, rather than to an incidental feature located above the roof. It was suggested that the measurement should be from the ground to the roofline and that the same methodology should apply to both accessory and principal structures.

Staff interpretation: The ordinance should be amended to establish a clear and consistent endpoint for building-height measurements.

2. Maintain Flexibility for Reasonable Accessory Structures

Council did not appear to support simply returning to the former 15-foot maximum. The discussion recognized that many existing homes have relatively shallow rooflines and that a

restrictive height limitation can make it difficult to construct functional modern accessory structures. The desire to allow the City to modernize while still maintaining reasonable standards is the ultimate goal.

Council also discussed RV storage as an example where additional height may be necessary. It was acknowledged that larger lots may reasonably accommodate RV storage on-site and expressed the view that property owners should retain reasonable use of their property.

Staff interpretation: The purpose of the amendment should not be to unnecessarily restrict accessory structures, but rather to establish standards that allow reasonable development while managing impacts on neighboring properties.

3. Consider Scale, Location, and Relationship to the Principal Structure

Council expressed interest in the concept that an accessory structure should remain subordinate to the principal structure not only in height, but also in scale, appearance, and location.

Specific concerns were raised that an accessory structure could technically satisfy a height standard but still appear disproportionate or out of place because of its design, scale, or location on the property.

At the same time, the discussion recognized that relying on subjective determinations of "neighborhood character" could create administrative and enforcement concerns. Council questioned who would ultimately determine whether a structure was consistent with neighborhood character.

Staff interpretation: If Council wishes to address scale and compatibility, staff recommends accomplishing those objectives through objective dimensional and locational standards rather than subjective architectural or neighborhood-character determinations.

Ordinance Amendment Considerations:

Based on Council's discussion, staff believes there are several potential approaches that could be considered.

OPTION 1 — Clarify Building Height Only

Under this approach, the City would make a limited amendment to the Building Height definition to clarify that height is measured from average grade to the highest point of the roofline/roof peak, excluding incidental architectural or mechanical features.

Example: Building Height - The vertical distance between the average of the highest and lowest points of grade of that portion of the lot covered by the building to the highest point of the roofline, excluding chimneys, antennas, satellite dishes, lightning rods, and similar appurtenances.

Potential advantages:

- Directly addresses the ambiguity identified by Council;
- Provides consistent direction to staff, applicants, builders, and inspectors;
- Does not substantially alter existing development rights;
- Minimizes unintended changes to the existing ordinance.

Potential limitations:

- This option would not address Council's broader concerns regarding the scale, location, and context of larger accessory structures.

OPTION 2 — Clarify Height + Refine Height-Based Setbacks

Under this approach, the city would clarify the Building Height definition while retaining the existing 28-foot/principal-building limitation and refining the relationship between structure height and required setbacks.

For example, the City could establish additional setback thresholds for taller accessory structures rather than prohibiting structures solely because they exceed a particular height.

Potential advantages

- Maintains flexibility for property owners;

- Provides an objective method for mitigating impacts on neighboring properties;
- Builds upon a regulatory concept already present in the City's ordinance;
- Avoids subjective "neighborhood character" determinations.

Potential limitations:

- Additional setback requirements could make taller structures impractical on smaller lots and should therefore be evaluated against typical Richland Hills lot dimensions.

OPTION 3 — Context-Based Standards

Under this approach, accessory structure standards could vary based on objective characteristics such as:

- Lot size;
- Zoning district;
- Structure height;
- Structure floor area;
- Lot coverage;
- Setbacks;
- Proximity to neighboring residential properties;
- Location on the lot; and potentially
- Corner-lot conditions or visibility from the public right-of-way.

The intent would be to provide greater flexibility where a property has sufficient area to accommodate a larger structure while providing greater protections where the same structure would have a greater impact on neighboring properties.

Potential advantages:

- Provides greater flexibility based on actual development context;
- Recognizes the substantial difference between small residential lots and large estate properties;

- Can address neighborhood-impact concerns through objective standards.

Potential limitations:

- A more complicated regulatory framework may be more difficult for residents and staff to understand and administer.

Financial Considerations:

N/A

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Provide direction on how to proceed with Accessory Structure and Height regulation amendments.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: ICC Amendments

Agenda Item:

Discuss International Code Council Updates / Status

Background Information:

On May 26, 2026, staff presented an overview of the proposed update to the City's building and construction codes. The city currently operates under the 2018 International Codes, which were formally adopted on October 12, 2020. Staff explained that the International Codes are periodically updated to reflect changes in construction practices, technology, safety standards, and industry practices.

Staff presented a proposed transition to the 2024 editions of the applicable International Codes, including the International Building Code (IBC), International Fire Code (IFC), International Residential Code (IRC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Property Maintenance Code (IPMC), and International Existing Building Code (IEBC), along with the National Electrical Code (NEC) and NCTCOG Regional Amendments.

The May presentation identified several broad themes associated with the proposed update, including increased life-safety protections, energy efficiency, resiliency, modernization of construction standards, improved clarity for inspections and enforcement, and greater consistency with regional standards.

Council Inquiries

Throughout the presentation, Council requested that staff provide additional information addressing the following:

1. Significant changes from the 2018 to 2024 code editions of particular note.
2. Notable NCTCOG Regional Amendments.
3. How the updated codes will address older buildings and existing properties while maintaining appropriate safety standards without unnecessarily requiring complete compliance with current new-construction requirements.
4. Whether the City should adopt the 2026 National Electrical Code rather than the 2023 NEC originally proposed.

Staff Follow-Up

1. Significant Changes from the 2018 to 2024 Codes

The proposed adoption represents a six-year advancement from the City's current 2018 codes and incorporates changes adopted through both the 2021 and 2024 code cycles. The purpose of this update is not to change every construction requirement in the city, but to bring the City's regulatory framework into alignment with current nationally recognized standards.

The most significant areas of change are summarized below.

Code	Significant Areas of Change	Practical Impact
IBC	Structural/wind provisions, tornado loading, fire protection, carbon monoxide detection, egress, temporary structures and updated building systems	Increased life safety and structural resilience for new commercial and multifamily construction
IRC	Residential fire/life safety, energy storage systems, battery protection, sleeping lofts, weather protection, updated wind provisions and emerging technologies	Modernizes residential construction standards and addresses newer residential technologies
IECC	Building energy performance, building envelope, mechanical systems and energy compliance procedures	Improves energy performance of new construction
IMC	A2L refrigerants, ventilation, HVAC equipment, commercial exhaust and newer refrigeration technologies	Updates requirements for modern HVAC systems and refrigerants

IPC	Buried piping, sewer tracer wire, water efficiency, testing procedures and new plumbing materials	Improves plumbing reliability, water efficiency and system safety
IFGC	Updated fuel-gas piping, appliance and venting requirements	Improves safety associated with natural gas and other fuel-gas systems
IPMC	Existing-building maintenance, potentially unsafe conditions, fire/life-safety maintenance and accessibility	Provides the framework for maintaining existing buildings in a safe condition
IEBC	Repairs, alterations, additions, change of occupancy and reuse of existing buildings	Provides more appropriate compliance pathways for older buildings and redevelopment
NEC	Electrical safety, emerging technologies, energy storage, distributed generation and electrical infrastructure	Updates electrical safety requirements to current industry standards

The ICC identifies tornado loading as a new component of the 2024 IBC, along with updated wind, seismic and rain-load provisions, carbon monoxide detection requirements, expanded temporary-structure provisions, and updated special inspection requirements.

The 2024 IRC similarly incorporates updated requirements for energy-storage systems, battery protection, sleeping lofts, wind provisions, A2L refrigerants and electrical load calculations associated with electric vehicles.

For the mechanical and plumbing codes, many of the changes address newer technologies and construction practices, including A2L refrigerants, HVAC equipment, buried piping, tracer wire, water efficiency and updated testing procedures.

Overall: The changes are best characterized as a modernization of the City's construction and safety standards rather than a wholesale change to how existing properties are regulated.

2. NCTCOG Regional Amendments

NCTCOG's Regional Codes Coordinating Committee (RCCC) and its advisory boards review the latest model codes and develop recommended regional amendments. The purpose is to reduce variation among North Texas jurisdictions, improve consistency for contractors and

developers, and promote common code interpretation.

NCTCOG's 2024 Regional Amendments were endorsed for distribution by its Executive Board in March 2025, with the 2024 Fire Code amendments subsequently approved in August 2025. NCTCOG also finalized a separate set of 2026 NEC Regional Amendments in May 2026.

Notable Regional Amendment Themes

1. Regional Consistency

- Standardizes many requirements among North Texas jurisdictions.
- Reduces differences that contractors and developers encounter from city to city.
- Helps reduce training and administrative costs.
- Improves predictability during plan review and construction.

2. Administrative Clarity

Several amendments clarify how locally adopted codes interact with referenced codes and standards. For example, NCTCOG's 2024 IBC amendments clarify that references to other codes incorporate the amendments adopted by the local jurisdiction.

3. Fire Protection

NCTCOG continues to provide Option A and Option B for certain fire and building-code provisions because fire-fighting capabilities and philosophies differ among municipalities. Each jurisdiction selects the option most appropriate for its Fire Department and local conditions.

4. Existing Buildings

The NCTCOG IEBC amendments are particularly relevant to Richland Hills. They clarify existing-building provisions, fire protection requirements associated with changes of occupancy, means of egress, guards, and work-area protection. For example, the regional amendments establish circumstances in which a change of occupancy in an existing building triggers sprinkler requirements, rather than treating every existing building as if it were new construction.

5. Modern Construction and Technology

The amendments also address newer construction technologies and systems. For example,

NCTCOG's mechanical amendments address the transition to A2L refrigerants, providing additional pathways consistent with updated ASHRAE standards.

Important to note that, NCTCOG's current 2024 Regional Amendment program does not include a recommended IPMC amendment package. NCTCOG's published program includes regional amendments for the IBC, IEBC, IRC, IPC, IMC, IFGC, IECC, IFC and other listed codes, but not the IPMC.

This means the City should evaluate the 2024 IPMC separately and determine whether any local amendments are appropriate based on Richland Hills' particular property-maintenance and enforcement needs.

3. Existing Buildings, Code Compliance and Redevelopment

This is particularly important for Richland Hills given the City's substantial inventory of older buildings. The proposed code adoption does not mean that every existing building will automatically be required to comply with every requirement applicable to a newly constructed building. The codes distinguish between maintaining an existing building and renovating or changing an existing building. The IPMC and IEBC serve different purposes within that framework.

The International Property Maintenance Code (IPMC) establishes minimum standards for the continued use and maintenance of existing residential and nonresidential buildings, including structural conditions, building systems, fire protection, sanitation, and general property maintenance. For Richland Hills, the primary focus is whether an existing building is being maintained in a safe and sanitary condition, rather than whether the building was originally constructed to meet today's standards. Therefore, adoption of the 2024 codes would not, by itself, require a properly maintained older building to be completely reconstructed or upgraded to current new-construction standards. However, unsafe or significantly deteriorated conditions may require corrective action.

The IPMC and International Existing Building Code (IEBC) work together to provide a balanced approach to older properties. When an unsafe condition is identified, the IPMC provides a framework for requiring the condition to be corrected through repair, rehabilitation, demolition,

or other approved means. If the corrective work involves repairs, alterations, additions, or a change in occupancy, the IEBC provides the applicable compliance pathway. This allows the city to address legitimate health and life-safety concerns while avoiding the unnecessary requirement that an older building be brought into complete compliance with all standards applicable to new construction.

In simple terms, the IPMC establishes how existing buildings must be maintained safely, while the IEBC establishes how existing buildings can be safely repaired, renovated, altered, or reused. This distinction is particularly important for Richland Hills and its older building inventory because it supports both effective code enforcement and continued reinvestment in existing properties.

The International Existing Building Code (IEBC) provides different compliance approaches based on the type and extent of work being performed, allowing the city to distinguish between minor repairs, alterations, renovations, additions, significant modifications, changes of occupancy, and complete redevelopment. This framework allows improvements to be evaluated based on the actual scope of work rather than automatically applying all requirements intended for new construction. As a result, property owners can make reasonable safety improvements while avoiding unnecessary modernization requirements that could make the renovation or reuse of older buildings economically impractical.

For example, if a vacant 1970s commercial building is proposed for renovation, the City can evaluate the specific work being performed, the portions of the building affected, whether the use is changing, and whether the project impacts structural or fire and life-safety systems. This allows the owner to renovate and reuse the building without necessarily bringing every existing component into complete compliance with standards applicable to a brand-new building. At the same time, significant safety deficiencies identified during the process would still need to be addressed.

A change in occupancy or use can result in additional requirements when an existing building is converted to a substantially different or higher-hazard use. Depending on the circumstances, improvements may be required to areas such as fire protection, means of egress, structural systems, accessibility, fire alarms, or sprinkler systems. NCTCOG's IEBC amendments further address sprinkler requirements associated with changes of occupancy and establish thresholds

tied to the applicable IBC requirements. This approach helps balance the City's goal of encouraging redevelopment and reuse with the need to ensure that an existing building is appropriately equipped for its new use.

For Richland Hills, the proposed code framework provides a balanced approach to older properties: unsafe conditions should not be grandfathered, but existing buildings should not unnecessarily be treated as new construction. Properly maintained buildings can generally continue to operate under their existing conditions, while deteriorated or unsafe conditions can be addressed through the applicable maintenance and safety requirements. When an owner undertakes repairs, renovations, additions, or changes in occupancy, the IEBC provides an appropriate pathway for determining what improvements are necessary based on the scope of work. This approach allows the City to address legitimate safety concerns while encouraging owners to repair, reinvest in, and reuse the City's existing building inventory.

4. 2026 National Electrical Code vs. 2023 NEC

The May 26 presentation proposed adoption of the 2023 National Electrical Code (NEC); however, staff now recommends consideration of the **2026 NEC**. Texas adopted the 2026 NEC as the state electrical code effective September 1, 2026, and NCTCOG has also completed its corresponding 2026 NEC Regional Amendments. Adopting the 2026 NEC would therefore allow Richland Hills to remain aligned with the current state and regional standards rather than adopting an electrical code edition that has already been superseded.

Adoption of the 2026 NEC would provide the benefits of maintaining consistency with current Texas requirements, aligning with other North Texas jurisdictions utilizing the NCTCOG regional amendments, and incorporating updated standards for modern electrical systems and technologies. The primary considerations associated with the transition would be staff and inspector familiarization, coordination with third-party inspection personnel, contractor and electrician awareness, updates to permitting materials, and appropriate transition provisions for projects already underway. These are primarily implementation considerations and do not outweigh the benefit of aligning the City's electrical code with the current state and regional standards.

Supplemental Considerations

- Adoption of updated codes helps maintain consistency with surrounding municipalities, regional development practices, and modern construction standards.
- Updated codes provide clearer guidance for developers, contractors, design professionals, and staff during the permitting and inspection process.
- Certain code updates may modestly increase construction costs in some circumstances; however, many changes are intended to improve long-term safety, efficiency, durability, and operational reliability.
- Staff will continue evaluating potential local amendments to ensure the adopted codes remain practical, enforceable, and appropriate for the community.
- Existing buildings are generally not required to be immediately upgraded solely due to code adoption

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Provide direction on how to proceed with 2024 International Code Council (ICC) Code Updates and North Central Texas Council of Governments (NCTCOG) Amendments.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Discuss Municipal Judge Appointment Process

Agenda Item:

Discuss Municipal Judge Appointment Process

Background Information:

With the unfortunate passing of Judge Bass, Richland Hills is utilizing our two Associate Judges, Judge Wolf and Judge Irby. Both were appointed through the end of December 2027. As of right now, they are helping us with Court each week.

One of the questions for Council is whether you would like to solicit qualifications for a Presiding Judge and Associate Judges in order to select a new Presiding Judge. The Cities of NRH and Watauga have asked whether Richland Hills would like to propose a joint solicitation so there would be one process where which ever judge is selected would be the Presiding Judge for all three cities, similar to the relationship with Judge Bass. We all maintain our own Court, contracts, payments, but it allows for a potential benefit and cost savings to include all three cities. Based on Council's input, staff will relay your preferred path to the other cities.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Direction on hiring a Presiding Judge.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Utility and Court Fine Collections and Write-Offs

Agenda Item:

Discuss Utility and Court Fine Collections and Write-Offs

Background Information:

Staff will present where we are based on our write-off policy for aging collections in both the Municipal Court Fines as well as Utility Billing. Staff will seek Council direction on bringing this back for formal action.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Discuss Proposed Citizen Civic Academy Class

Agenda Item:

Discuss Proposed Citizen Civic Academy Class

Background Information:

Staff recommends moving forward with RH 101, the Richland Hills Civic Academy, as a pilot program targeted to begin in October 2026. The academy would help residents understand City operations, connect with staff and elected officials, and prepare for volunteer, board, commission, and committee service.

Discussion

The proposed model is a free, eight-session program for 20 to 24 participants, meeting weekly from 6:00 to 8:00 p.m., with Thursday as the preferred evening. Completion would require attendance at six of eight sessions and one City Council meeting, followed by recognition at a regular Council meeting.

The curriculum covers City government; budgeting; public safety and Municipal Court; streets, water, drainage, and infrastructure; development and code compliance; quality of life, Library, parks, and resident services; boards and ethics; and a Council simulation. Tours and practical

exercises would supplement department presentations.

Recruitment should reach different neighborhoods and include residents with varying levels of civic experience. The City Manager's Office would coordinate department leads, applications, and participant feedback. Final dates should account for holidays, facility availability, and staff schedules. Graduates could receive notices of service opportunities and future budget and capital-project discussions.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Direction on timing and whether to proceed.

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Utility Rate Updates for FY27

Agenda Item:

Discuss Utility Rate Updates for FY27

Background Information:

Discuss adjustments to our current water and sewer rates effective October 1, 2026, the start of FY2027. Our budget was planned around this increase. Before Council approval, we will verify the expected revenue and explain the effect on customer bills.

At the same time, I recommend updating our longer-term rate plan using Waterworth. This tool will help us determine when further increases are needed for service costs and major improvements. Waterworth personnel will be giving a presentation during the work session to showcase what their tool will help us do going forward.

Why We Are Reviewing the Earlier Plan

Council approved a five-year rate plan in 2024 to help pay for daily operations, rising costs from our water and sewer providers, and replacement of aging infrastructure. We are still charging the FY2025 rates. The increases scheduled for FY2026 were not put into effect, so the proposed October adjustment would be based on what customers pay today.

The earlier study also assumed we would borrow approximately \$5.8 million for utility improvements during FY2025 and FY2026. By FY2027, it expected about \$453,700 each year in

payments on that new debt. We have not issued new bonds since 2023, so those anticipated payments have not become part of our current costs.

That change gives us reason to revisit future increases. We still must operate and repair the system, purchase water, treat wastewater and repay existing debt. My goal is to match rates to the costs and projects we actually expect.

Why an October Increase Is Still Needed

Our adopted budget already counts on revenue from the planned increase. Even with that revenue, the Utility Fund budget calls for using approximately \$145,500 from savings during FY2027.

FY2027 Utility Fund budget	Amount
Expected revenue	\$5,896,200
Planned spending	\$6,041,739
Savings needed to cover the difference	\$145,539

We expect to end FY2027 with approximately \$3.46 million in the fund. About \$1.49 million is the budget's minimum reserve target, enough for 90 days of budgeted spending.

Planning for Booth Calloway and Spruce Park

The water and sewer portions of Booth Calloway and Spruce Park are expected to require new borrowing. The current estimates are:

Project	Water and sewer borrowing
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Booth Calloway	\$2,809,674
Spruce Park	\$1,242,662
Total	\$4,052,336

These estimates assume repayment over 20 years at 5% interest, with payments beginning in FY2028. Actual payments will depend on the final borrowing terms and costs. Street paving and drainage are funded separately and are not included in this table.

Some project costs are scheduled before these payments begin. We will identify when borrowed funds are needed, what we can pay from available savings, and how to cover the earlier work. We also need to account for existing debt payments that may decrease over time.

We will review rates before we borrow, allowing enough time to prepare for the payments. We cannot say that no further increases will be needed until bonds are issued. Instead, we can make those decisions with a clearer picture of project schedules, available funds and customer impacts.

How Waterworth Will Help

Waterworth lets us test different choices and see how they affect future budgets and customer bills. We can change assumptions and compare results as often as needed during our planning, rather than rely only on the estimates made in 2024. For example, we can ask:

- What happens if we make the October adjustment and hold rates steady for a period afterward?
- How would smaller annual increases compare with a larger increase when a project begins?
- What changes if we build projects in phases, use some savings, receive a grant or face higher construction costs?

We will test whether each option pays our bills, protects at least 90 days of reserves, and

provides enough for debt payments.

Before recommending the final rates, we will check actual billing and expected water use against the budget. The budget increase in water revenue (about 7.6%) does not mean a flat 7.6% increase in customer rates across the board. We will also verify costs from our wholesale providers to ensure the pass-through charges are maintained as a true pass-through.

Direction Requested from Council

I am asking Council for direction to prepare the October 1 rate adjustment for formal consideration and use Waterworth to update our longer-term plan. We will bring back the final rate schedule and customer bill examples for approval. Future borrowing and any later rate changes will return to Council for consideration.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

1. March 2026 Willdan Study Update
2. Ordinance No. 1515-24 Water and Wastewater Rates
3. 2024 10 22 Rate Sheet Exhibit A wastewater rates
4. 2024 10 22 Rate Sheet Exhibit B water rates

Council Action Requested:

Direction on utility rate adjustments.

CITY OF RICHLAND HILLS

Water and Wastewater Rate Systems Council Presentation

MARCH 2026





BACKGROUND ON WATER AND WASTEWATER RATE PLANS

WATER & WASTEWATER RATE PLAN SUMMARY

- Willdan provided a comprehensive rate study in 2024
- The 2024 Rate Study incorporated several changes to the rate structure, as well as adjusted all rates. These changes included:
 1. 5-year rate plan with adjustments assumed to be effective in January of each year
 2. Uniform percentage adjustments for WATER base charges and volume rates
 3. Nominal increases for WASTEWATER base charges, higher percentage increases for volume rates
 4. Generally, lower increases for water, higher increases for wastewater based on costs
 5. Equalized top volume rate tier for residential and multi-family customers (>20k gal. tier)
 6. Introduced a new pass-through charge for water and wastewater



RATES ADOPTED IN FEBRUARY 2026

- The water and wastewater rates adopted as part of the Council meeting in February 2026 had some issues that will need to be readdressed.
- The significant assumptions made in the 2024 Rate Study could be reviewed for alignment with actuals:
 - Capital Improvement Plan (“CIP”)
 - Planned debt issuances for projects
 - Pass-through rate assumptions
 - Operating costs



RATE PLAN KEY ASSUMPTIONS FROM 2024 RATE STUDY

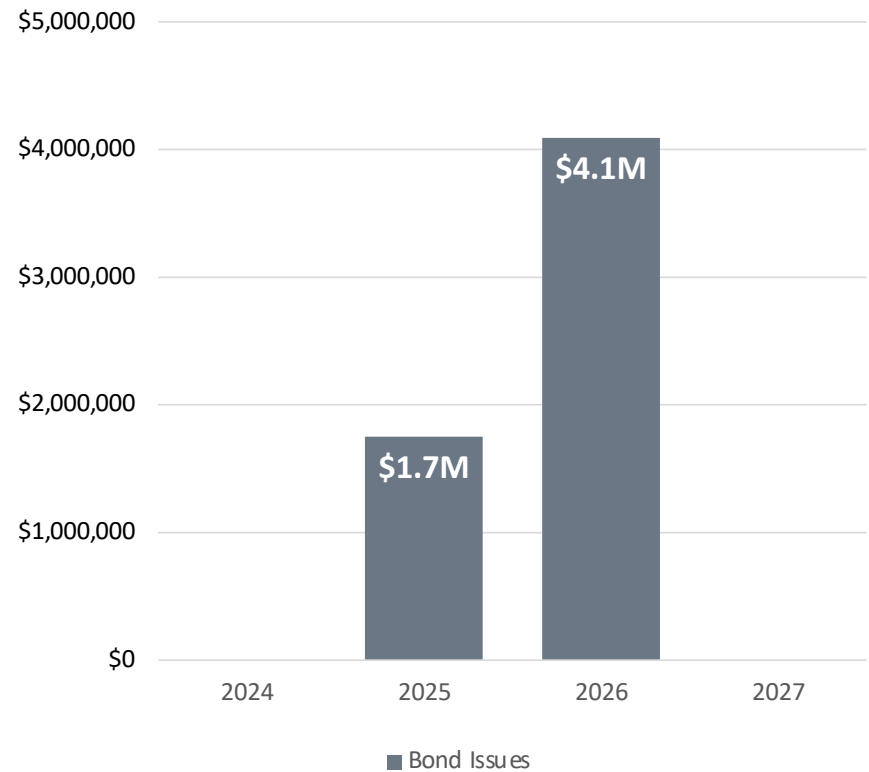
- Forecast water purchases from Ft. Worth will remain at the current levels (approx. 62-64% of retail consumption)
- 100% of wastewater will be treated by Ft. Worth and TRA/Hurst (Trinity River Authority)
- Most operating expenses will increase at 3% per year; certain expenses increase at a higher rate (e.g. insurance, fuel, chemicals, etc.)
- Projected Water and Wastewater CIP for FY2025-2029 are: **\$5.8 million** (including \$0.4 million for Engineering)
- Virtually all CIP will be funded through long-term debt
- New debt terms: **20-years, 4.5% interest**

Each of these assumptions is material to the outcomes and recommendations from the 2024 study and could be reviewed/updated.

CIP FROM 2024 RATE STUDY

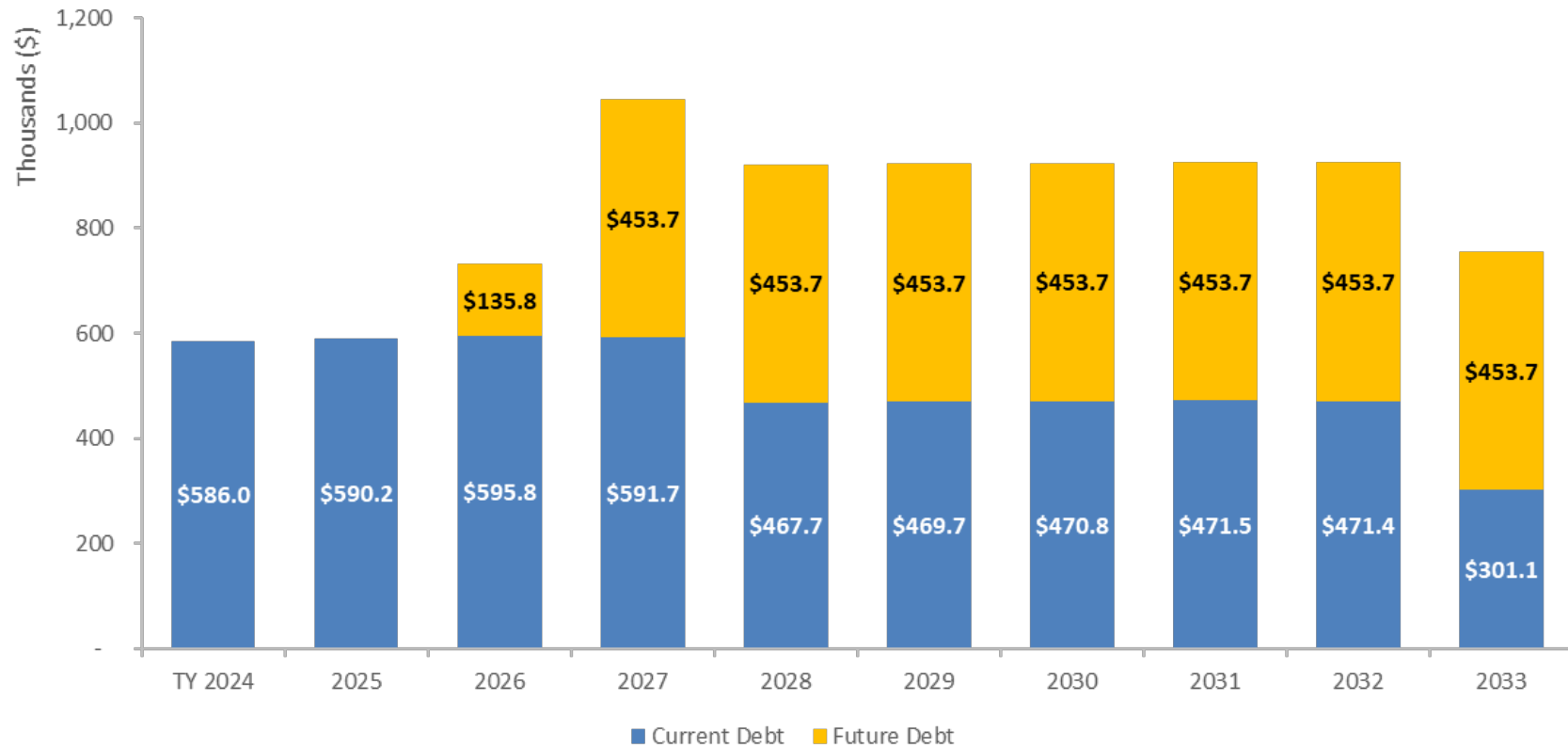
WATER AND WASTEWATER PROJECTS

	Est. Cost	Est. Timing
Cecil Dr	\$ 350,000	FY 2025
Ruth Rd	230,000	FY 2025
Norton Dr -1	490,000	FY 2025
Norton Dr -2	300,000	FY 2025
Norton Dr-3	250,000	FY 2025
Booth Calloway-1	1,070,000	FY 2026
Booth Calloway-2	1,810,000	FY 2026
Bridges	210,000	FY 2026
Spruce Park Dr	350,000	FY 2026
Latham Dr	350,000	FY 2026
Engineering (8%)	432,800	
Total CIP Projects	\$ 5,842,800	



Assumes issuance as combination tax & revenue bonds split by project cost.

DEBT SERVICE PAYMENT ASSUMPTIONS FROM 2024 RATE STUDY



WATER RATE PLAN AS PRESENTED IN 2024 RATE STUDY

WATER RATES AND CHARGES						
RESIDENTIAL & RESIDENTIAL SPRINKLER WATER RATES AND CHARGES						
Monthly Base Charges		FY2025	FY2026	FY2027	FY2028	FY2029
Effective:		1/1/25	1/1/26	1/1/27	1/1/28	1/1/29
Water Meter Size						
5/8"		\$ 15.09	\$ 15.84	\$ 16.32	\$ 16.64	\$ 16.98
3/4"		25.67	26.96	27.76	28.32	28.89
1"		42.85	44.99	46.34	47.27	48.22
1 1/2"		80.23	84.24	86.77	88.50	90.27
2"		125.27	131.53	135.47	138.18	140.95
3"		230.40	241.92	249.18	254.16	259.25
4"		384.30	403.52	415.62	423.93	432.41
Volume Charges						
Minimum Use Charge Flat charge for all use up to 2,000 gallons		\$ 6.30	\$ 6.62	\$ 6.81	\$ 6.95	\$ 7.09
Tiered Volume Rates Per 1,000 Gallons or Portion Thereof						
2,001 to 4,000		\$ 2.81	\$ 2.98	\$ 3.07	\$ 3.12	\$ 3.17
4,001 to 10,000		3.05	3.24	3.34	3.39	3.44
10,001 to 20,000		4.73	5.00	5.15	5.24	5.33
Over 20,000		5.78	6.10	6.29	6.40	6.51
Pass-Through Volume Rate Per 1,000 Gallons or Portion Thereof						
All volume over 2,000 Gallons		\$ 1.57	\$ 1.61	\$ 1.66	\$ 1.71	\$ 1.76
			FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.			

WASTEWATER RATE PLAN AS PRESENTED IN 2024 RATE STUDY

WASTEWATER RATES AND CHARGES					
RESIDENTIAL WASTEWATER RATES AND CHARGES					
Monthly Base Charges (Includes 2,000 Gallons)	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29
Per Connection (all sizes)	\$ 34.85	\$ 36.42	\$ 37.88	\$ 39.39	\$ 40.97
Residential Wastewater Volume Calculation					
For purposes of Residential wastewater volume calculation, the monthly wastewater produced shall be determined using the customer's average monthly water usage during the preceding winter quarter months of December, January, and February (the "Winter Quarter Average" or "WQA").					
For new Residential customers, the actual water consumption (not exceeding 8,000 gallons per month) shall be used to calculate the monthly volume sewer or wastewater charge until such time an actual WQA is established for the new customer.					
Volume Rates Per 1,000 Gallons or Portion Thereof					
All volume over 2,000 Gallons	\$ 0.07	\$ 1.12	\$ 2.10	\$ 2.63	\$ 2.99
Pass-Through Volume Rate Per 1,000 Gallons or Portion Thereof					
All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.					

FEBRUARY 2026 ORDINANCE | EXAMPLE ISSUES



WATER ITEM	FEB 2026 ORDINANCE	2024 RATE STUDY RECOMMENDED
First 2,000 gallons (5/8" Residential)	\$6.62 per gallon (no pass-through indicated)	\$6.62 (+ \$1.61 pass-through) per kGal
2,001 - 4,000	\$2.98 per gallon (+ \$1.65 pass-through per kGal)	\$2.98 (+ \$1.61 pass through) per kGal
4,001 – 10,000	\$3.24 per gallon (+ \$1.65 pass-through per kGal)	\$3.24 (+ \$1.61 pass through) per kGal
Base Charge (3/4" Residential)	\$24.96	\$26.96

These issues are illustrative and this is not a comprehensive review of the ordinance.



QUESTIONS & DISCUSSION

DISCLOSURE



Willdan Financial Services ("Willdan") is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority. As part of its SEC registration Willdan is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Willdan. Pursuant to MSRB Rule G-42, Willdan is required to disclose any legal or disciplinary event that is material to Client's evaluation of Willdan or the integrity of its management or advisory personnel. Willdan has determined that no such event exists. Copies of Willdan's filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at: <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either Willdan Financial Services or for our CIK number which is 0001782739.

For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.

ORDINANCE NO. 1515-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF RICHLAND HILLS, TEXAS, APPENDIX A, "FEE SCHEDULE," SECTION 86-111, "SEWER RATES," AND SECTION 86-248, "WATER METER SETTING CHARGES," BY REVISING THE CHARGES CONTAINED THEREIN FOR RESIDENTIAL AND NON-RESIDENTIAL WATER AND WASTEWATER SERVICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has previously established a volume charge for water service provided by the City; and

WHEREAS, the City desires to amend the water service rate fee schedule as well as the wastewater rate fee schedule applicable to residential and non-residential water consumption, and hereby finds that it is in the best interest of the health, safety, and general welfare of the citizens of the City to amend the fees as outlined herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS, THAT:

SECTION 1.

The Code of Ordinances, City of Richland Hills, Texas, Appendix A, "Fee Schedule," Section 86-111, "Sewer Rates," is hereby amended by updating the schedule of fees corresponding wastewater rates as outlined in **Exhibit A** attached hereto and incorporated by reference.

SECTION 2.

The Code of Ordinances, City of Richland Hills, Texas, Appendix A, "Fee Schedule," Section 86-248, "Water Meter Setting Charges," is hereby amended by updating the schedule of fees corresponding to water rates as outlined in Exhibit B attached hereto and incorporated by reference.

SECTION 3.

ORDINANCE CUMULATIVE

This Ordinance shall be and is hereby cumulative of all provisions of Ordinances of the City of Richland Hills, Texas, and this Ordinance shall not operate to repeal or affect any such other ordinances except insofar as the provision thereof might be inconsistent

or in conflict with the provisions of this Ordinance, in which event, such conflicting provisions, if any, in such ordinance or ordinances are hereby repealed.

**SECTION 4.
PROVISIONS SEVERABLE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 5.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect after its passage and it is so ordained.

APPROVED AND ADOPTED at a regular meeting of the Richland Hills City Council on October 28, 2024, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

THE HONORABLE MAYOR CURTIS BERGTHOLD

ATTEST:

LINDSAY RAWLINSON, CITY SECRETARY

Exhibit A

WASTEWATER RATES AND CHARGES

RESIDENTIAL | WASTEWATER RATES AND CHARGES

Monthly Base Charges (Includes 2,000 Gallons)	FY2025	FY2026	FY2027	FY2028	FY2029
	Effective: 1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Per Connection (all sizes)	\$ 34.85	\$ 36.42	\$ 37.88	\$ 39.39	\$ 40.97

Residential Wastewater Volume Calculation

For purposes of Residential wastewater volume calculation, the monthly wastewater produced shall be determined using the customer's average monthly water usage during the preceding winter quarter months of December, January, and February (the "Winter Quarter Average" or "WQA").

For new Residential customers, the actual water consumption (not exceeding 8,000 gallons per month) shall be used to calculate the monthly volume sewer or wastewater charge until such time an actual WQA is established for the new customer.

Volume Rates | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 0.07	\$ 1.12	\$ 2.10	\$ 2.63	\$ 2.99
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Residential wastewater bill calculation | 5,000 Gallon (5kGal) Winter Quarter Average Use at FY2025 Rates and Charges:

Monthly Base Charge (Includes 2kGal)	\$ 34.85
Volume (3kGal @ \$0.07/kGal)	0.21
Pass-Through Volume (3kGal @ \$2.90/kGal)	8.69
Total Wastewater Bill	\$ 43.75

MULTI-UNIT RESIDENTIAL | WASTEWATER RATES AND CHARGES

When two or more residential living units are supplied with water service from one water meter, the corresponding wastewater service shall be classified as multi-unit residential wastewater service. Multi-unit residential wastewater service customers shall be charged the wastewater charges for each meter service.

A multi-unit residential wastewater service customer shall be charged the following wastewater service charges for each unit multiplied by the total number of Adjusted Multi-Family Residential Units" (the "AMFRU") supplied the wastewater service connection(s). The AMFRU is calculated as the number of units supplied by the water meter multiplied by an 80% occupancy factor, then rounded up to the nearest whole number.

Example Adjusted Multi-Family Residential Units (AMFRU) Calculation | 86 unit complex

Actual number of units:	86
x Occupancy factor:	80%
=	68.8
Rounded to nearest whole number:	69 AMFRU

Monthly Base Charges	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Monthly Base Charge per AMFRU	\$ 34.85	\$ 36.42	\$ 37.88	\$ 39.39	\$ 40.97

Multi-Unit Residential Wastewater Volume Calculation

For purposes of Multi-Unit Residential wastewater volume calculation, the monthly wastewater produced shall be determined using the customer's average monthly water usage during the preceding winter quarter months of December, January, and February and divided by the AMFRU. This AMFRU average will then be reduced by 2,000 gallons to account for the volume included in the monthly base charge.

For new Multi-Unit Residential customers, the actual water consumption (not exceeding 8,000 gallons per unit per month) shall be used to calculate the monthly volume sewer or wastewater charge until such time an actual WQA is established for the new customer.

Volume Charges

All volume over 2,000 Gallons	\$ 0.07	\$ 1.12	\$ 2.10	\$ 2.63	\$ 2.99
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Multi-Unit wastewater bill calculation | 310,500 Gallon (310.5kGal) Winter Quarter Average Use (4.5kGal per AMFRU) for 86 units (69 AMFRU) at FY2025 Rates and Charges:

Monthly Base Charge (\$34.85 x 69 AMFRU)	\$ 2,404.70	
+ First 2kGal/AMFRU included in Monthly Base Charge	-	for first 138kGal
+ Volume (2.5kGal @ \$2.90/kGal x 69 AMFRU)	12.05	for 172.5kGal additional use
+ Pass-Through Volume (172.5kGal @ \$2.90/kGal)	499.76	for 172.5kGal (excludes 138kGal in Min Use Charge)
= Total Wastewater Bill	\$ 2,916.51	for 310.5kGal
Average Per AMFRU	\$ 42.27	for 4.5kGal average use

ALL NON RESIDENTIAL | WASTEWATER

Monthly Base Charges (Includes 2,000 Gallons)

	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Per Connection (all sizes)	\$ 40.23	\$ 42.04	\$ 43.72	\$ 45.47	\$ 47.29

Volume Rates | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 1.73	\$ 3.41	\$ 4.98	\$ 5.85	\$ 6.48
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Non-Residential wastewater bill calculation | 2" Meter with 50,000 Gallon (50kGal) Use at FY2025 Rates and Charges:

Monthly Base Charge (Includes 2kGal)	\$ 40.23
Volume (48kGal @ \$0.07/kGal)	82.84
Pass-Through Volume (48kGal @ \$2.90/kGal)	139.06
Total Wastewater Bill	\$ 262.14

Exhibit B

WATER RATES AND CHARGES

RESIDENTIAL & RESIDENTIAL SPRINKLER | WATER RATES AND CHARGES

Monthly Base Charges		FY2025	FY2026	FY2027	FY2028	FY2029
	Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029

Water Meter Size

5/8"	\$	15.09	\$	15.84	\$	16.32	\$	16.64	\$	16.98
3/4"		25.67		26.96		27.76		28.32		28.89
1"		42.85		44.99		46.34		47.27		48.22
1 1/2"		80.23		84.24		86.77		88.50		90.27
2"		125.27		131.53		135.47		138.18		140.95
3"		230.40		241.92		249.18		254.16		259.25
4"		384.30		403.52		415.62		423.93		432.41

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons	\$	6.30	\$	6.62	\$	6.81	\$	6.95	\$	7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof

2,001 to 4,000	\$	2.81	\$	2.98	\$	3.07	\$	3.12	\$	3.17
4,001 to 10,000		3.05		3.24		3.34		3.39		3.44
10,001 to 20,000		4.73		5.00		5.15		5.24		5.33
Over 20,000		5.78		6.10		6.29		6.40		6.51

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$	1.57	\$	1.61	\$	1.66	\$	1.71	\$	1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Residential water bill calculation | 8,000 Gallon (8kGal) Use at FY2025 Rates and Charges:

3/4" Meter Base Charge	\$	25.67
Minimum Use Charge (First 2kGal)		6.30
Tier 1 Volume (2kGal @ \$2.81/kGal)		5.62
Tier 2 Volume (4kGal @ \$3.05/kGal)		12.21
Pass-Through Volume (6kGal @ \$1.57/kGal)		9.41
Total Water Bill	\$	59.21

MULTI-UNIT RESIDENTIAL | WATER

When two or more residential living units are supplied with water from one meter, the water service shall be classified as a multi-unit residential service. A multi-unit residential service customer shall be charged the following water service charges for each unit multiplied by the total number of Adjusted Multi-Family Residential Units" (the "AMFRU") supplied water service by the meter. The AMFRU is calculated as the number of units supplied by the meter multiplied by an 80% occupancy factor, then rounded up to the nearest whole number.

Example Adjusted Multi-Family Residential Units (AMFRU) Calculation | 86 unit complex

Actual number of units:	86
x Occupancy factor:	80%
=	68.8
Rounded to nearest whole number:	69 AMFRU

Monthly Base Charges	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Monthly Base Charge per AMFRU	\$ 25.67	\$ 26.96	\$ 27.76	\$ 28.32	\$ 28.89

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons/AMFRU	\$ 6.30	\$ 6.62	\$ 6.81	\$ 6.95	\$ 7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof (per AMFRU)

2,001 to 4,000	\$ 2.81	\$ 3.03	\$ 3.17	\$ 3.26	\$ 3.36
4,001 to 10,000	3.05	3.28	3.43	3.53	3.63
10,001 to 20,000	4.73	5.05	5.24	5.38	5.52
Over 20,000	5.78	6.15	6.38	6.54	6.70

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 1.57	\$ 1.61	\$ 1.66	\$ 1.71	\$ 1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Multi-Unit water bill calculation | 345,000 Gallon (345kGal) Total Use (5kGal per AMFRU) for 86 units (69 AMFRU) at FY2025 Rates and Charges:

Monthly Base Charge (\$25.67 x 69 AMFRU)	\$ 1,771.40	
+ Minimum Use Charge (First 2kGal @ \$6.30 x 69 AMFRU)	434.70	for 138kGal Minimum Use Charge
+ Tier 1 Volume (2kGal @ \$2.81/kGal x 69 AMFRU)	387.78	for 138kGal
+ Tier 2 Volume (1kGal @ \$3.05/kGal x 69 AMFRU)	210.55	for 69kGal
+ Pass-Through Volume (207kGal @ \$1.57/kGal)	324.68	for 207kGal (excludes 138kGal in Min Use Charge)
= Total Water Bill	\$ 3,129.12	for 345kGal
Average Per AMFRU	\$ 45.35	for 5kGal average use

ALL NON RESIDENTIAL | WATER

Monthly Base Charges		FY2025	FY2026	FY2027	FY2028	FY2029				
	Effective	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029				
Water Meter Size										
5/8"	\$	15.09	\$	15.84	\$	16.32	\$	16.64	\$	16.98
3/4"		30.92		32.47		33.44		34.11		34.79
1"		42.85		44.99		46.34		47.27		48.22
1 1/2"		80.23		84.24		86.77		88.50		90.27
2"		126.00		132.30		136.27		138.99		141.77
3"		236.25		248.06		255.50		260.61		265.83
4"		393.75		413.44		425.84		434.36		443.04

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons	\$	6.30	\$	6.62	\$	6.81	\$	6.95	\$	7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof

2,001 to 4,000	3.42	3.62	3.73	3.79	3.85
4,001 to 10,000	3.94	4.17	4.30	4.37	4.44
10,001 to 20,000	4.73	5.00	5.15	5.24	5.33
Over 20,000	6.57	6.93	7.14	7.27	7.40

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$	1.57	\$	1.61	\$	1.66	\$	1.71	\$	1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Non-Residential water bill calculation | 2" Meter with 50,000 Gallon (50kGal) Use at FY2025 Rates and Charges:

2" Meter Base Charge	\$	126.00
Minimum Use Charge (First 2kGal)		6.30
Tier 1 Volume (2kGal @ \$3.42/kGal)		6.84
Tier 2 Volume (6kGal @ \$3.94/kGal)		23.66
Tier 3 Volume (10kGal @ \$4.73/kGal)		47.31
Tier 4 Volume (30kGal @ \$6.57/kGal)		197.07
Pass-Through Volume (48kGal @ \$1.57/kGal)		75.29
Total Water Bill	\$	482.48

Exhibit A

WASTEWATER RATES AND CHARGES

RESIDENTIAL | WASTEWATER RATES AND CHARGES

Monthly Base Charges (Includes 2,000 Gallons)	FY2025	FY2026	FY2027	FY2028	FY2029
	Effective: 1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Per Connection (all sizes)	\$ 34.85	\$ 36.42	\$ 37.88	\$ 39.39	\$ 40.97

Residential Wastewater Volume Calculation

For purposes of Residential wastewater volume calculation, the monthly wastewater produced shall be determined using the customer's average monthly water usage during the preceding winter quarter months of December, January, and February (the "Winter Quarter Average" or "WQA").

For new Residential customers, the actual water consumption (not exceeding 8,000 gallons per month) shall be used to calculate the monthly volume sewer or wastewater charge until such time an actual WQA is established for the new customer.

Volume Rates | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 0.07	\$ 1.12	\$ 2.10	\$ 2.63	\$ 2.99
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Residential wastewater bill calculation | 5,000 Gallon (5kGal) Winter Quarter Average Use at FY2025 Rates and Charges:

Monthly Base Charge (Includes 2kGal)	\$ 34.85
Volume (3kGal @ \$0.07/kGal)	0.21
Pass-Through Volume (3kGal @ \$2.90/kGal)	8.69
Total Wastewater Bill	\$ 43.75

MULTI-UNIT RESIDENTIAL | WASTEWATER RATES AND CHARGES

When two or more residential living units are supplied with water service from one water meter, the corresponding wastewater service shall be classified as multi-unit residential wastewater service. Multi-unit residential wastewater service customers shall be charged the wastewater charges for each meter service.

A multi-unit residential wastewater service customer shall be charged the following wastewater service charges for each unit multiplied by the total number of Adjusted Multi-Family Residential Units" (the "AMFRU") supplied the wastewater service connection(s). The AMFRU is calculated as the number of units supplied by the water meter multiplied by an 80% occupancy factor, then rounded up to the nearest whole number.

Example Adjusted Multi-Family Residential Units (AMFRU) Calculation | 86 unit complex

Actual number of units:	86
x Occupancy factor:	80%
=	68.8
Rounded to nearest whole number:	69 AMFRU

Monthly Base Charges	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Monthly Base Charge per AMFRU	\$ 34.85	\$ 36.42	\$ 37.88	\$ 39.39	\$ 40.97

Multi-Unit Residential Wastewater Volume Calculation

For purposes of Multi-Unit Residential wastewater volume calculation, the monthly wastewater produced shall be determined using the customer's average monthly water usage during the preceding winter quarter months of December, January, and February and divided by the AMFRU. This AMFRU average will then be reduced by 2,000 gallons to account for the volume included in the monthly base charge.

For new Multi-Unit Residential customers, the actual water consumption (not exceeding 8,000 gallons per unit per month) shall be used to calculate the monthly volume sewer or wastewater charge until such time an actual WQA is established for the new customer.

Volume Charges

All volume over 2,000 Gallons	\$ 0.07	\$ 1.12	\$ 2.10	\$ 2.63	\$ 2.99
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Multi-Unit wastewater bill calculation | 310,500 Gallon (310.5kGal) Winter Quarter Average Use (4.5kGal per AMFRU) for 86 units (69 AMFRU) at FY2025 Rates and Charges:

Monthly Base Charge (\$34.85 x 69 AMFRU)	\$ 2,404.70	
+First 2kGal/AMFRU included in Monthly Base Charge	-	for first 138kGal
+ Volume (2.5kGal @ \$2.90/kGal x 69 AMFRU)	12.05	for 172.5kGal additional use
+ Pass-Through Volume (172.5kGal @ \$2.90/kGal)	499.76	for 172.5kGal (excludes 138kGal in Min Use Charge)
= Total Wastewater Bill	\$ 2,916.51	for 310.5kGal
Average Per AMFRU	\$ 42.27	for 4.5kGal average use

ALL NON RESIDENTIAL | WASTEWATER

Monthly Base Charges (Includes 2,000 Gallons)

	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Per Connection (all sizes)	\$ 40.23	\$ 42.04	\$ 43.72	\$ 45.47	\$ 47.29

Volume Rates | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 1.73	\$ 3.41	\$ 4.98	\$ 5.85	\$ 6.48
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Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 2.90	\$ 2.97	\$ 3.06	\$ 3.15	\$ 3.25
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Non-Residential wastewater bill calculation | 2" Meter with 50,000 Gallon (50kGal) Use at FY2025 Rates and Charges:

Monthly Base Charge (Includes 2kGal)	\$ 40.23
Volume (48kGal @ \$0.07/kGal)	82.84
Pass-Through Volume (48kGal @ \$2.90/kGal)	139.06
Total Wastewater Bill	\$ 262.14

Exhibit B

WATER RATES AND CHARGES

RESIDENTIAL & RESIDENTIAL SPRINKLER | WATER RATES AND CHARGES

Monthly Base Charges		FY2025	FY2026	FY2027	FY2028	FY2029
	Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029

Water Meter Size

5/8"	\$	15.09	\$	15.84	\$	16.32	\$	16.64	\$	16.98
3/4"		25.67		26.96		27.76		28.32		28.89
1"		42.85		44.99		46.34		47.27		48.22
1 1/2"		80.23		84.24		86.77		88.50		90.27
2"		125.27		131.53		135.47		138.18		140.95
3"		230.40		241.92		249.18		254.16		259.25
4"		384.30		403.52		415.62		423.93		432.41

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons	\$	6.30	\$	6.62	\$	6.81	\$	6.95	\$	7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof

2,001 to 4,000	\$	2.81	\$	2.98	\$	3.07	\$	3.12	\$	3.17
4,001 to 10,000		3.05		3.24		3.34		3.39		3.44
10,001 to 20,000		4.73		5.00		5.15		5.24		5.33
Over 20,000		5.78		6.10		6.29		6.40		6.51

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$	1.57	\$	1.61	\$	1.66	\$	1.71	\$	1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Residential water bill calculation | 8,000 Gallon (8kGal) Use at FY2025 Rates and Charges:

3/4" Meter Base Charge	\$	25.67
Minimum Use Charge (First 2kGal)		6.30
Tier 1 Volume (2kGal @ \$2.81/kGal)		5.62
Tier 2 Volume (4kGal @ \$3.05/kGal)		12.21
Pass-Through Volume (6kGal @ \$1.57/kGal)		9.41
Total Water Bill	\$	59.21

MULTI-UNIT RESIDENTIAL | WATER

When two or more residential living units are supplied with water from one meter, the water service shall be classified as a multi-unit residential service. A multi-unit residential service customer shall be charged the following water service charges for each unit multiplied by the total number of Adjusted Multi-Family Residential Units" (the "AMFRU") supplied water service by the meter. The AMFRU is calculated as the number of units supplied by the meter multiplied by an 80% occupancy factor, then rounded up to the nearest whole number.

Example Adjusted Multi-Family Residential Units (AMFRU) Calculation | 86 unit complex

Actual number of units:	86
x Occupancy factor:	80%
=	68.8
Rounded to nearest whole number:	69 AMFRU

Monthly Base Charges	FY2025	FY2026	FY2027	FY2028	FY2029
Effective:	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Monthly Base Charge per AMFRU	\$ 25.67	\$ 26.96	\$ 27.76	\$ 28.32	\$ 28.89

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons/AMFRU	\$ 6.30	\$ 6.62	\$ 6.81	\$ 6.95	\$ 7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof (per AMFRU)

2,001 to 4,000	\$ 2.81	\$ 3.03	\$ 3.17	\$ 3.26	\$ 3.36
4,001 to 10,000	3.05	3.28	3.43	3.53	3.63
10,001 to 20,000	4.73	5.05	5.24	5.38	5.52
Over 20,000	5.78	6.15	6.38	6.54	6.70

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$ 1.57	\$ 1.61	\$ 1.66	\$ 1.71	\$ 1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Multi-Unit water bill calculation | 345,000 Gallon (345kGal) Total Use (5kGal per AMFRU) for 86 units (69 AMFRU) at FY2025 Rates and Charges:

Monthly Base Charge (\$25.67 x 69 AMFRU)	\$ 1,771.40	
+ Minimum Use Charge (First 2kGal @ \$6.30 x 69 AMFRU)	434.70	for 138kGal Minimum Use Charge
+ Tier 1 Volume (2kGal @ \$2.81/kGal x 69 AMFRU)	387.78	for 138kGal
+ Tier 2 Volume (1kGal @ \$3.05/kGal x 69 AMFRU)	210.55	for 69kGal
+ Pass-Through Volume (207kGal @ \$1.57/kGal)	324.68	for 207kGal (excludes 138kGal in Min Use Charge)
= Total Water Bill	\$ 3,129.12	for 345kGal
Average Per AMFRU	\$ 45.35	for 5kGal average use

ALL NON RESIDENTIAL | WATER

Monthly Base Charges		FY2025	FY2026	FY2027	FY2028	FY2029
	Effective	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029

Water Meter Size

5/8"	\$	15.09	\$	15.84	\$	16.32	\$	16.64	\$	16.98
3/4"		30.92		32.47		33.44		34.11		34.79
1"		42.85		44.99		46.34		47.27		48.22
1 1/2"		80.23		84.24		86.77		88.50		90.27
2"		126.00		132.30		136.27		138.99		141.77
3"		236.25		248.06		255.50		260.61		265.83
4"		393.75		413.44		425.84		434.36		443.04

Volume Charges

Minimum Use Charge Flat charge for all use up to 2,000 gallons	\$	6.30	\$	6.62	\$	6.81	\$	6.95	\$	7.09
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Tiered Volume Rates | Per 1,000 Gallons or Portion Thereof

2,001 to 4,000	3.42	3.62	3.73	3.79	3.85
4,001 to 10,000	3.94	4.17	4.30	4.37	4.44
10,001 to 20,000	4.73	5.00	5.15	5.24	5.33
Over 20,000	6.57	6.93	7.14	7.27	7.40

Pass-Through Volume Rate | Per 1,000 Gallons or Portion Thereof

All volume over 2,000 Gallons	\$	1.57	\$	1.61	\$	1.66	\$	1.71	\$	1.76
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FY2026 - FY2029 are estimates. The actual Pass-Through Rate will be calculated annually based on actual wholesale rate.

Example Non-Residential water bill calculation | 2" Meter with 50,000 Gallon (50kGal) Use at FY2025 Rates and Charges:

2" Meter Base Charge	\$	126.00
Minimum Use Charge (First 2kGal)		6.30
Tier 1 Volume (2kGal @ \$3.42/kGal)		6.84
Tier 2 Volume (6kGal @ \$3.94/kGal)		23.66
Tier 3 Volume (10kGal @ \$4.73/kGal)		47.31
Tier 4 Volume (30kGal @ \$6.57/kGal)		197.07
Pass-Through Volume (48kGal @ \$1.57/kGal)		75.29
Total Water Bill	\$	482.48

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Discuss Draft Fee Schedule Amendments

Agenda Item:

Discuss Draft Fee Schedule Amendments

Background Information:

The purpose of this discussion is to review the approach to proposed fee schedule amendments before a final schedule is presented for consideration. A clear fee schedule should help customers understand charges and help staff administer them consistently. Council should be able to distinguish clerical updates from changes that affect the cost of City services.

Staff recommends presenting each proposed amendment in a comparison showing the service, current fee, proposed fee, reason for the change, estimated annual activity, and anticipated revenue effect. The comparison should identify new charges, deleted charges, revised amounts, and changes to the basis for calculating a fee.

For discretionary fees, the discussion should address the cost of providing the service and the portion appropriately paid by users. Regional comparisons may inform the review, but the recommendation should explain the City's service costs and policy objectives.

Departments should identify implementation needs, including forms, payment systems, website updates, customer notice, and treatment of applications or reservations already received. Utility

service rates should remain coordinated with Item 1G so the final documents use consistent amounts and effective dates.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

1. Fee Schedule REDLINE

Council Action Requested:

Direction only.

Appendix A

FEE SCHEDULE

§ A.01. Fee Schedule.

§ A.01. Fee Schedule.

Chapter 2. Administration		
Code Section:	Description	Fee
§ 2-151	Standard size copy paper (8 1/2" x 14")	\$0.10
	Annual budget copies	\$2.50
	Nonstandard size paper copy - paper copy per page (larger than 8 1/2" x 14")	\$0.50
	Compact disc (CD)	\$1.00
	Digital video disc (DVD)	\$3.00

Chapter 6. Animals		
Code Section	Description	Fee
§ 6-147	Vaccination fee (per vaccination)	\$35.00
§ 6-148	Registration fees: annual registration for dog or cat not sterilized	\$40.00
	Registration fees: annual registration for dog or cat sterilized	\$10.00 Seniors 65(+) \$0.00
§ 6-166	Guard dog registrations	\$50.00
§ 6-186	Dangerous dog registration (annual)	\$300.00
	Boarding fee (per night)	\$20.00
§ 6-187	Quarantine fee for bite animals (per night)	\$25.00
	Quarantine fee for bite animals: out of jurisdiction (per night)	\$30.00
Impoundment Fee		
§ 6-218	Class A — Dogs and cats sterilized — First impoundment	\$25.00
	Class A — Dogs and cats sterilized — Second impoundment	\$50.00
	Class A — Dogs and cats not sterilized — Third impoundment or more	\$75.00

Chapter 6. Animals		
Code Section	Description	Fee
	Class A — Dogs and cats not sterilized — First impoundment	\$50.00
	Class A — Dogs and cats not sterilized — Second impoundment	\$100.00
	Class A — Dogs and cats not sterilized — Third impoundment or more	\$150.00
	Class B — Small livestock — Any small livestock impounded and held by the city will be subject to the following:	
	Class B — Small livestock — First impoundment in 12 months	\$40.00
	Class B — Small livestock — Second impoundment in 12 months	\$60.00
	Class B — Small livestock — Third impoundment or more in 12 months	\$100.00
	The fee of any small or large livestock impounded and held by any other state, county, municipal or private entity shall be imposed at the discretion of that entity.	
	Class C — Large livestock — Any large livestock impounded and held by the city will be subject to the following:	
	Class C — Large livestock — First impoundment in 12 months	\$50.00
	Class C — Large livestock — Second impoundment in 12 months	\$70.00
	Class C — Large livestock — Third impoundment or more in 12 months	\$150.00
Surrender		
	Owner dog and cat surrender fee	\$50.00 (+) cost of vaccinations
	Owner surrender fee — Bite investigation	\$75.00 (+) cost of vaccinations
	Livestock surrender fee	\$150.00
	Rabies analysis surrender fee	\$65.00 <u>\$150.00</u>
Adoption		
	Adoption fee for all dogs (includes sterilization, rabies vaccine, dewormer, heartworm test, Distemper/Parvo vaccine, Bordetella and microchip)	\$125.00

Chapter 6. Animals		
Code Section	Description	Fee
	Adoption fee for all cats (includes sterilization, rabies vaccine, dewormer, FIV/FLV test, FVRCP, Bordetella and microchip)	\$125.00
	Adoption fee for all dogs (includes sterilization, rabies vaccine, dewormer, heartworm test, Distemper/Parvo vaccine, Bordetella and microchip) - Veteran, senior, active military, current city employee	\$0.00
	Adoption fee for all cats (includes sterilization, rabies vaccine, dewormer, FIV/FLV test, FVRCP, Bordetella and microchip) — Veteran, senior, active military, current city employee	\$0.00
	Rabies vaccine for dogs/cats	\$35.00
	Heart worm test	\$35.00
Other		
	Live traps — Deposit	\$50.00
	Microchip — Resident (walk-in)	\$20.00
	Microchip — Non-resident (walk-in)	\$30.00
	Deceased animal pickup (<30lbs) — Resident only	\$20.00
	Deceased animal pickup (>30lbs) — Resident only	\$30.00
	Owner requested euthanasia (emergent trauma only)	\$40.00

Chapter 14. Buildings and Building Regulations	
Building Permit Fees	
Residential Building Permit	
New construction/additions	\$50.00 + \$1.00 per square foot of all floor area of new construction/addition (includes fees for any mechanical, electrical, and plumbing work associated with construction.)
Remodel/renovations Any construction or renovation to an existing structure that includes alterations to the plumbing, electrical, mechanical or structural elements of the building	\$25.00 + \$0.80 per square foot of all floor area of remodeled/renovated space (includes fees for any mechanical, electrical, and plumbing work associated with construction.)
Commercial Building Permit (New Construction, Additions and Alterations)	

Chapter 14. Buildings and Building Regulations	
Building Permit Fees	
Total valuation of construction — Shall comply with the provisions set forth in section 108.3 (building permit valuations) of the 2018 International Building Code.	
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00, plus \$4.00 for each additional \$100.00, or fraction thereof, up to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$100.00 for the first \$2,000.00 plus \$18.00 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$500.00 for the first \$25,000.00 plus \$13.00 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$900.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,300.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,000.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
Greater than \$1,000,001.00	\$7,000.00 for the first \$1,000,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof
Mechanical, Electrical, and Plumbing Permits	
Contractor registration	\$100.00 annually (plumbing, mechanical and electrical exempt)
Electrical, plumbing, mechanical, and irrigation contractors must present a current TDLR license complying with provisions set forth by section 14-35	
Commercial Trade Permits (Only charged when no primary Building Permit issued)	
Total valuation of construction — shall comply with the provisions set forth in section 108.3 (building permit valuations) of the 2018 International Building Code.	
\$1.00 to \$500.00	\$100.00
\$501.00 to \$2,000.00	\$100.00 for the first \$500.00, plus \$3.00 for each additional \$100.00, or fraction thereof, up to and including \$2,000.00

Chapter 14. Buildings and Building Regulations	
Building Permit Fees	
\$2,001.00 to \$25,000.00	\$200.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$400.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$600.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
Residential Trade Permit (Only charged when no primary Building Permit issued)	
Electrical (single trade)	\$100.00
Mechanical (single trade)	\$100.00
Plumbing (single trade)	\$100.00
Irrigation (single trade)	\$100.00
Other Building Permits and Fees	
Accessory structures	\$50.00 base fee + \$0.25 per square foot
Additional plan review required by changes, additions, or revisions to approved plans	\$60.00 per hour with a minimum of two (2) hours or the total hourly cost to the City of Richland Hills, whichever is greater.
Annual registration and inspection — Boarding house, garage apartment, guest house	\$150.00
Carport	\$150.00
Certificate of occupancy	\$100.00
Clean and show inspection	\$80.00
Concrete flatwork (patios, sidewalks, curbs, driveways)	\$50.00
Demolition permit — Commercial	\$100.00
Demolition permit — Residential	\$50.00
Driveway approach	\$50.00
Fence — Commercial	\$100.00 <u>\$150.00</u>
Fence — Residential	\$25.00
Fire Inspection — Annual	\$75.00
Fire reinspection (after two (2) inspections and continued non-compliance)	\$80.00

Chapter 14. Buildings and Building Regulations	
Building Permit Fees	
Fire rein	
Foundation/retaining walls	\$150.00
Garage sale permit	\$10.00
Gas test	\$80.00
Inspections (not otherwise specified)	\$60.00 per hour with a minimum of two (2) hours or the total hourly cost to the City of Richland Hills, whichever is greater.
Inspections (outside of normal business hours)	\$60.00 per hour with a minimum of two (2) hours or the total hourly cost to the City of Richland Hills, whichever is greater.
Irrigation system plan review and inspection	\$80.00
Non-residential registration and inspection — vacant building	\$300.00
Parking lots — New construction	\$100.00
Parking lots — Resurface/overlay	\$50.00
Permit for tent and air-supported structures: initial permit	\$50.00
Permit for tent and air-supported structures: one-time renewal	\$40.00
Permits (not otherwise specified)	\$80.00
Plan review	65% of the building permit fee
Re-inspection fees	\$80.00
Residential registration and inspection — vacant building	\$100.00
Roof — Commercial	Based on valuation
Roof — Residential	\$50.00
Siding	\$100.00 <u>\$150.00</u>
Sign permit (with electric)	\$100.00
Sign permit (without electric)	\$50.00
Solar panels	\$200.00
Stop-work order penalty	Double permit fees
Swimming pool (aboveground)	\$150.00
Swimming pool (in-ground)	\$500.00

Chapter 14. Buildings and Building Regulations	
Building Permit Fees	
Swimming pool, hot tub, or spa permit to discharge water	\$25.00
Swimming pool/spa annual permit (commercial only)	\$100.00
Temporary certificate of occupancy	\$50.00 <u>\$100.00</u>
Temporary electric release (90 day maximum)	\$80.00
Windows	\$150.00

Chapter 18. Businesses	
Food Program Fee Schedule	
Food Store	
≤ 5,000 sq. ft.	\$200.00
> 5,000 sq. ft.	\$300.00
Food Service	
≤ 500 sq. ft.	\$100.00
> 500 ≤ 1,500 sq. ft.	\$150.00
> 1,500 ≤ 3,000 sq. ft.	\$200.00
> 3,000 ≤ 6,000 sq. ft.	\$250.00
> 6,000 sq. ft.	\$300.00
Child care food service	\$150.00
Catering operation	\$250.00
Food court	\$200.00 per establishment
Adjunct Operation	
Food service	\$150.00 per independent operation
Food store ≤ 5,000 sq. ft.	\$150.00 per independent operation
Food store > 5,000 sq. ft.	\$200.00 per independent operation
Commissary	
No food prep	\$100.00
With food prep	\$200.00
Plan Review	
≤ 500 sq. ft.	\$0.00
> 500 ≤ 3,000 sq. ft.	\$50.00

Chapter 18. Businesses	
Food Program Fee Schedule	
> 3,000 sq. ft.	\$100.00
Late Fee	
From 1–30 days	10% of the fee owed
From 31–60 days	20% of the fee owed
The late fee increases 10% for each 30-day block until the permit fee and the late fee is paid.	
Permits that are more than 90 days overdue will be void and required to reapply.	
Reinspection Fee	
Required re-inspection	\$75.00

Other Business Fees		
Code Section	Description	Amount
§ 18-191	Annual permit fee for person, firm, corporation, organization, single agent, employee, or volunteer. Hi-vis vest required \$15.00 added to permit fee.	\$35.00 + \$15.00 supply fee
	Annual permit for each additional agent, employee or volunteer. Hi-vis vest required \$15.00 added to permit fee.	\$10.00 + \$15.00 supply fee
	Distribution of handbills only. Hi-vis vest required added to the permit fee.	\$15.00 + \$15.00 supply fee
	Annual permit fee for person, corporation, firm or organization that sponsors or employs one minor. Hi-vis vest required \$15.00 added to permit fee.	\$50.00 + \$15.00 supply fee
	Annual permit for each additional minor. Hi-vis vest required \$15.00 added to permit fee.	\$10.00 + \$15.00 supply fee
§ 18-235	Pawnbroker, secondhand dealer, or junk dealer license	\$100.00
§ 18-296	Pool hall license	\$100.00
§ 18-463	Swimming pool, spa and/or interactive water feature annual permit	\$250.00
§ 18-464	Public pool, spa, and/or interactive water feature construction or remodeling application (plan review and opening inspection)	\$150.00

Other Business Fees		
Code Section	Description	Amount
§ 18-465	Preoperational inspection for a public pool, spa and/or interactive water feature (based on the number of filtration systems located at a single address)	\$250.00 each
	Swimming pool, spa, and/or interactive water feature inspection	\$75.00
§ 18-636	Short-term rental permit application fee (initial)	\$150.00 <u>\$400.00</u>
§ 18-637	Short-term rental permit renewal fee (annual)	\$100.00

Chapter 34. Environment		
Code Section	Description	Amount
§ 34-55	Administrative fee for abatement of high grass or weeds by city	\$125.00 <u>\$200.00</u>
§ 34-112	Administrative fee for abatement of unhealthy, unsightly, or unsanitary conditions by city	\$125.00 <u>\$160.00</u>
§ 34-301	Seismic survey and oil and gas exploration permit (the greater of \$250.00 or \$0.25 per foot of cable extended across or along city rights-of-way, plus the anticipated cost of traffic-control barricades and city police and public works personnel required if city forced and materials are used, as determined by the city)	\$250.00 or \$0.25 per foot

Chapter 38. Fire Prevention and Protection Code Section 38-92	
Fire Code Permit Fees	Amount
Aerosol products	\$40.00
Amusement buildings/park	\$40.00
Aviation facilities	\$40.00
Battery systems	\$40.00
Carnivals and fairs	\$40.00
Cellulose nitrate film	\$40.00
Combustible fibers	\$40.00
Compressed gases	\$50.00
Covered malls	\$50.00
Christmas trees	\$10.00

Chapter 38. Fire Prevention and Protection
Code Section 38-92

Fire Code Permit Fees	Amount
Cryogenic fluids	\$50.00

Dry Cleaning Operations	Amount
Non-flammable liquid use	\$40.00
Flammable or combustible liquid use	\$50.00
Exhibits and trade shows	\$40.00
Explosives	\$50.00
Fire hydrant and valves	\$20.00
Fireworks, use of outdoors	\$150.00

Flammable and Combustible Liquids	Amount
Pipeline operations, maintenance or excavation of	\$150.00
Storage of class I liquids in safety cans	\$20.00
Storage of class II or class III liquids in portable containers	\$75.00
Use of underground tanks for the storage or dispensing of flammable or combustible liquids (per property)	\$150.00
Use of aboveground tanks for the storage or dispensing of flammable or combustible liquids (per property)	\$150.00
Remove, abandon, place temporarily out of service flammable or combustible liquid tanks (per property)	\$50.00
Changing contents stored in flammable or combustible liquid tanks	\$50.00
Operation of refineries, distilleries, chemical plants or similar facilities	\$50.00
Stationary emergency power generators with class I or II flammable or combustible liquid tanks	\$50.00
Waste crankcase oil storage tanks	\$50.00
Floor finishing, use of flammable or combustible liquid materials	\$40.00
Fruit and crop ripening	\$40.00
Fumigation and thermal insecticide fogging	\$50.00
Hazardous production material facilities	\$50.00
High-piled storage	\$40.00
Hot work operations	\$40.00

Flammable and Combustible Liquids	Amount
Industrial ovens	\$40.00
Lumberyards and woodworking plants	\$40.00
Liquid or gas-fueled vehicles or equipment on display in assembly building (per vehicle)	\$10.00
Liquefied Petroleum Gas, Use of:	
Portable containers of 25 to 120 water gallon capacity (WGC)	\$50.00
Containers or Aggregate Exceeding:	
120 WGC up to 500 WGC	\$75.00
500 WGC up to 1,200 WGC	\$100.00
1,200 WGC up to 2,000 WGC	\$150.00
Magnesium operations, use of	\$40.00
Miscellaneous combustible materials storage	\$40.00

Open Burning	
Display fires, entertainment events (outdoors)	\$30.00
Warming fires or portable heating devices at construction sites, use of	\$30.00
Training fires (fire department use only)	No Charge
Trench burning (TCEQ approved system only)	\$500.00
Open flames and torches in assembly buildings	\$30.00
Open flames and candles	\$30.00
Parade floats, per float	\$10.00

Places of Assembly	
Places of assembly, greater than 50 less than 300 persons	\$30.00
Places of assembly, greater than 300 persons	\$40.00
*Churches, schools exempt of fees	
Places of assembly (temporary use, 30 days max)	
Tents, use of	\$30.00
Circus or carnivals	\$30.00
Exhibitions or trade shows, use of booths	\$30.00
Outdoor stage shows or converts	\$30.00
Pyrotechnic special events, use of indoors	\$50.00
Pyroxylin plastics	\$40.00

Places of Assembly	
Refrigeration equipment	\$40.00
Repair garages and motor fuel-dispensing facilities	\$40.00
Roofing asphalt or tar kettles, use of (per property)	\$25.00
Rooftop and ground-level heliports	\$50.00
Spraying and dipping operations	\$40.00
Storage of scrap tires and tire byproducts	\$40.00
Temporary membrane structures, tents and canopies	\$40.00
Tire re-building plants	\$40.00
Waste handling, junkyards	\$40.00
Wood products, chips, hogged materials, lumber and plywood	\$40.00

Construction Related Permits: (Note: unless otherwise listed, all construction or installation fees are based on the building code fee schedule, which includes the total cost of materials and labor)

Fire alarm systems, installation of	N/A <u>\$70.00</u>
Fire sprinkler systems, installation of	N/A
Fire hose or wet/dry standpipe systems, installation of	N/A
Chemical extinguishing systems, installation of	N/A
Kitchen hoods and mechanical exhaust systems, installation of	N/A
Installation of security or privacy gates within emergency access easements or roadways	N/A
Installation of underground fuel storage tanks	N/A
Installation of LP-gas containers (total greater 25 WGC)	N/A
Fire department plan review fee	Same fee schedule as set forth in building code
Maintenance of any fire protection or detection system which requires the alteration or modification to the original or existing system	\$25.00
Contractors registration fee, annual	\$50.00
Contractors renewal fee if made in January	\$25.00
Expired permit, late renewal penalty fee	\$25.00

Special Application Permits	
Private agency fire safety inspection to secure certification or license	\$40.00
Speed bumps or humps located in marked fire lanes or emergency access easements (per property)	\$30.00
Security gates, per property annually	\$40.00
Multi-family dwelling inspections, fee per unit annually	\$5.00
Fire alarm test (witness)	\$30.00 <u>\$125.00</u>
Fixed fire protection system test (witness)	\$30.00 <u>\$125.00</u>

Chapter 42. Floods		
Code Section	Description	Amount
§ 42-133	Permit fee for activities which may increase flooding	\$100.00

Chapter 48. Landscaping		
Code Section	Description	Amount
§ 48-52	Fee for landscaping variance	\$100.00
§ 48-53	Fee for appeal regarding landscaping	\$100.00

Chapter 50. Law Enforcement		
Code Section	Description	Amount
§ 82-49	Accident reports	\$6.00
	Incident reports (standard page size)	\$0.10
	Incident reports (nonstandard page size)	\$0.50
	CD for reports	\$1.00 per disc
	DVD for reports	\$3.00 per disc
	Labor fee	\$15.00
Alarm Program		
§ 30-90	Registration fee — Residential	\$25.00
	Registration fee — Commercial	\$100.00
	Renewal fee — Residential	\$25.00
	Renewal fee — Commercial	\$100.00

Chapter 50. Law Enforcement		
Code Section	Description	Amount
	Late fee for registration or renewal	A one-time charge of \$10.00 will be charged if the renewal is not paid within 30 days from the invoice date or by the permit expiration date whichever is greater.
	False alarm — No permit fee	\$50.00
	False alarm — 1st false alarm to 3rd false alarm	No fine
	False alarm — 4th false alarm to 5th	\$50.00
	False alarm — 6th false alarm to 7th	\$75.00
	False alarm — 8th false alarm to 9th	\$100.00
	10th false alarm and more	\$100.00 each and police response is suspended.
	Non-compliance (failure to respond as requested by police department)	\$50.00
	Response time: If the time to respond is more than 30 minutes, false alarm will not be charged to the alarm user.	

Chapter 66. Solid Waste		
Code Section	Description	Amount
§ 66-96	Residential curbside	\$13.29
	Recycling curbside	\$5.16
	Residential and recycling curbside total	\$18.45
	Residential curbside over 4 yards	\$0.00
	Residential back door w/recycling	\$23.80
	Senior residential curbside and recycling	\$17.41
	Senior residential backdoor w/recycling	\$22.65
	Hand collection monthly (4 bag limit)	\$46.40

Pickups per Week							
Container Size	1	2	3	4	5	6	Extra Pickups
2 yd	\$72.09	\$113.99	\$159.87	\$203.16	\$249.06	\$294.95	\$22.58
3 yd.	\$97.57	\$131.20	\$230.02	\$298.84	\$362.45	\$437.80	\$26.42
4 yd.	\$132.24	\$218.79	\$307.95	\$397.12	\$486.28	\$583.27	\$35.21

Pickups per Week							
Container Size	1	2	3	4	5	6	Extra Pickups
6 yd.	\$157.26	\$289.72	\$370.03	\$505.33	\$640.12	\$749.09	\$52.80
8 yd.	\$205.76	\$378.87	\$520.72	\$667.77	\$804.35	\$946.19	\$70.45
Note: 1. Containers with casters are \$10.53 extra a month 2. Containers with locks \$1.75 extra per lift a month							

Commercial (Temporary) Roll-off Containers								
Container Size	Type	Delivery Fee	Rental per Day	Rental per Month	Haul per Load	Disposal per Load	Total per Load	Deposit per Container
20 yd.	Open	\$116.15	\$5.53	\$168.24	\$154.77	\$260.80	\$415.57	\$387.18
25 yd.	Open	\$116.15	\$5.53	\$168.24	\$154.77	\$278.61	\$433.39	\$387.18
30 yd.	Open	\$116.15	\$5.53	\$168.24	\$154.77	\$391.20	\$545.97	\$387.18
35 yd.	Open	\$116.15	\$5.53	\$168.24	\$154.77	\$456.40	\$611.18	\$387.18
40 yd.	Open	\$116.15	\$5.53	\$168.24	\$154.77	\$521.60	\$676.38	\$387.18
28 yd.	Comp	NEGO	NEGO	NEGO	\$154.77	\$420.82	\$575.60	NEGO
30 yd.	Comp	NEGO	NEGO	NEGO	\$154.77	\$518.31	\$673.08	NEGO
35 yd.	Comp	NEGO	NEGO	NEGO	\$154.77	\$650.37	\$805.14	NEGO
40 yd.	Comp	NEGO	NEGO	NEGO	\$154.77	\$691.08	\$845.85	NEGO
42 yd.	Comp	NEGO	NEGO	NEGO	\$154.77	\$733.84	\$888.62	NEGO

Chapter 70. Streets, Sidewalks, and Other Public Places		
Code Section	Description	Amount
§ 70-66	Manholes — deposit	\$3.00
	Manholes — minimum deposit	\$10.00
	Ditches and cuts — deposit	\$3.00
	Ditches and cuts — minimum deposit	\$10.00
§ 70-86	Street abandonment processing	\$125.00

Code Section	Description
§ 70-101	Road damage redemption fee for wells drilled outside the city for each permitted oil or gas well should be based on the following formula.

Road Damage Remediation Fee if Operator Using Piped Water					
Road Type	Construction Cost Cost/Lane Mile 2008	AASHTO Design Life (EASL's)	Consumptive Use (EASL's)	Consumptive Use (%)	Assessment per Lane Mile
8" concrete	\$934,560.00	2,500,000	488.35	0.020%	\$187.00
7" concrete	\$902,880.00	1,200,000	488.35	0.041%	\$370.00
6" concrete	\$871,200.00	550,000	488.35	0.089%	\$775.00
6" HMAC	\$343,200.00	375,000	488.35	0.130%	\$446.00
2" HMAC over flex base	\$93,400.00	37,500	488.35	1.302%	\$1,216.00
6" flex base with chip seal	\$63,360.00	600	488.35	81.40%	\$51,575.00
*Minimum charge \$5,000.00 per well regardless of whether the operator executes and files with the city a road damage repair agreement or such lesser amount of \$1,500.00 per well or greater as determined by the City Council provided the City Council grants an exception as provided in chapter 70 of the City Code.					

Road Damage Remediation Fee if Operator Using Hauled Water					
Road Type	Construction Cost Cost/Lane Mile 2008	AASHTO Design Life (EASL's)	Consumptive Use (EASL's)	Consumptive Use (%)	Assessment per Lane Mile
8" concrete	\$934,560.00	2,500,000	1,336.05	0.053%	\$499.00
7" concrete	\$902,880.00	1,200,000	1,336.05	0.111%	\$1,002.00
6" concrete	\$871,200.00	550,000	1,336.05	0.243%	\$2,117.00
6" HMAC	\$343,200.00	375,000	1,336.05	0.356%	\$1,222.00
2" HMAC over flex base	\$93,400.00	37,500	1,336.05	3.563%	\$3,328.00
6" flex base with chip seal	\$63,360.00	600	1,336.05	222.675%	\$141,087.00
*Minimum charge \$5,000.00 per well regardless of whether the operator executes and files with the city a road damage repair agreement or such lesser amount of \$1,500.00 per well or greater as determined by the City Council provided the City Council grants an exception as provided in chapter 70 of the City Code.					

Chapter 70. Library Library Fines, Fees and Charges		
Code Section	Description	Amount per Item
§ 70-132	Copy machine — black and white (per copy)	\$0.15
	Copy machine — color prints (per copy)	\$0.25 <u>\$0.50</u>
	Lost/replacement library card	\$1.00
	Replacement cost of lost or damaged materials	Cost of item
	Poster printing for teachers	2 posters free per month; \$5.00 for each additional
	Laminate posters for teachers	\$3.00
	USB	\$2.00
	Earbuds	\$2.00
	File folder	\$0.25
	Clasp/sealed envelopes	\$0.50
	Letter envelope	\$0.10
	Color printer paper (per sheet)	\$0.10
	Cardstock (per sheet)	\$0.10
	8 1/2 x 11 laminate (per sheet)	\$0.50
	Coffee pod (per pod)	\$0.50

Chapter 70. Parks and Recreation Rental of Municipal Park Pavilions		
Code Section	Description	Amount
§ 70-162	Rental security deposit	\$100 <u>\$50.00</u>
	Resident (4 hour minimum)	\$32 <u>\$10.00 per hour (2 hour minimum)</u>
	Resident additional hours	\$6 per hour <u>\$10.00 per hour</u>
	Non-resident (4 hour minimum)	\$40.00 <u>\$15.00 per hour (2 hour minimum)</u>
	Non-resident additional hours	\$8 per hour <u>\$15.00 per hour</u>

Chapter 74. Subdivisions		
Code Section	Description	Amount
§ 74-34	Amended plats	\$350
§ 74-35	Replats	\$350
§ 74-36	Vacated plats	\$350
§ 74-78	Preliminary plats	\$250

Chapter 74. Subdivisions		
Code Section	Description	Amount
§ 74-103	Final plats	\$350
§ 74-104	Public infrastructure inspection fee	Actual cost to the City of Richland Hills for third-party services, plus \$60.00 per hour with a minimum of two (2) hours, or the total hourly cost, for administrative processing
Recording fees (Tarrant County)		
	24" x 36" plats	\$64 <u>\$65.00</u>
	18" x 24" plats	\$49 <u>\$50.00</u>
	Each additional page (i.e., tax certificates, extra plat page, etc.)	\$4

Chapter 86. Utilities		
Code Section	Sewer Rates:	
§ 86-111	The following sewer or wastewater charges shall be made to customers on the city sewer system:	
	(1)	Separately metered residential: All residential customers with a single living unit supplied with water from one meter shall be charged the following sewer or wastewater charges for each meter service:
	(a)	All residential customers with a single living unit who are supplied with sewer service shall be charged a monthly sewer base charge of \$36.42.
	(b)	In addition to the monthly sewer or wastewater base charge, residential customers with a single living unit who are supplied with sewer service shall be charged a monthly excess sewer or wastewater volume charge of \$1.12 for each gallon of total water used (and wastewater produced) in excess of 2,000 gallons (the amount included in the sewer or wastewater base charge).
	(c)	For purposes of this calculation, the monthly water usage (and wastewater produced) shall be determined using the customer's average monthly water usage (and wastewater produced) during the preceding winter quarter months of December, January, and February. When no preceding winter average data are available from prior customer records, an estimated average monthly winter average volume of 10,000 gallons shall be used to calculate the monthly excess sewer or wastewater charge per residential unit.
	(2)	When two or more residential living units are supplied with water from one meter, the sewer or wastewater service shall be classified as multi-family residential sewer or wastewater service. Multi-family residential sewer or wastewater service customers shall be charged the following sewer or wastewater charges for each meter service:

Chapter 86. Utilities			
Code Section	Sewer Rates:		
	(a)	A monthly sewer or wastewater base charge of \$36.42 (the monthly sewer or wastewater base charge for the standard 3/4-inch water meter equivalent for a separately metered residential unit), multiplied by an occupancy factor of 80%, multiplied by the total number of multi-family residential units supplied by the meter.	
	(b)	In addition to the monthly base sewer or wastewater charge, multi-family residential customers who are supplied with sewer service shall be charged a monthly sewer or wastewater excess volume usage charge. Monthly sewer or wastewater excess volume charges will be assessed based on the number of adjusted residential units served by the meter. The number of "adjusted multi-family residential units" shall be the actual number of multi-family residential units served by the meter, multiplied by an occupancy factor of 80%, rounded up to the nearest whole number.	
	(c)	Each adjusted multi-family residential unit shall be assessed a sewer or wastewater excess volume charge each month calculated as follows:	
		i) The monthly winter average water volume or estimated sewer volume, used shall be divided by the number of adjusted multi-family residential units to determine the monthly volume usage per adjusted multi-family residential unit;	
		ii) The monthly winter average water volume per adjusted multi-family residential unit shall then be reduced by 2,000 gallons (the amount of usage included in the base charge) to determine the excess sewer or wastewater usage per multi-family residential unit;	
		iii) The total excess sewer or wastewater usage shall then be assessed at a rate of \$1.12 for each gallon of total winter average water used (and wastewater produced) in excess of the first 2,000 gallons of volume usage included in the base charge;	
		iv) The excess sewer or wastewater usage charge per unit shall then be multiplied by the adjusted multi-family residential units supplied water by the meter to obtain a total volume charge for winter average water usage for the meter.	
	(d)	For purposes of this calculation, the monthly winter average sewer or wastewater usage shall be determined using the customer's average monthly water usage (and wastewater produced) during the preceding winter quarter months of December, January and February. When no preceding winter average data are available from prior customer records, an estimated average monthly winter average volume of 10,000 gallons shall be used to calculate the monthly excess sewer or wastewater charge per multi-family residential unit.	
	(3)	The following sewer or wastewater charges shall be made to non-residential customers on the Richland Hills sewer system:	
	(a)	The monthly minimum sewer or wastewater base charge shall be \$42.04 for the first 2,000 gallons of actual water used (and wastewater produced) during the monthly billing period.	

Chapter 86. Utilities		
Code Section	Sewer Rates:	
	(b)	In addition to the monthly base charge, non-residential customers who are supplied with sewer service shall be charged a monthly excess sewer or wastewater volume usage charge of \$3.41 for each gallon of total water used (and wastewater produced) over the first 2,000 gallons of winter average water volume usage included in the base charge.
		Note: Pass-through volume rate (per 1,000 gallons or portion thereof) all volume over 2,000 gallons \$3.00.

Code Section	Drainage (stormwater) utility fees	Amount
§ 86-144	The monthly drainage (stormwater) utility fees for each residential dwelling unit, or ERU, as defined in Chapter 86, Article III, Stormwater management utility, of the city code, shall be as follows for each fiscal year beginning October 1st.	\$8.00
	The monthly drainage utility fees for the impervious area, on each non-residential parcel, measured in square feet (sf), as defined in Chapter 86, Article III, Stormwater management utility, of the city code, shall be as follows for each fiscal year beginning October 1st.	\$0.00500 per sf
	The drainage (stormwater) utility fee may be revised by the City Council by ordinance from time to time as permitted by law.	

Gas Service Rates		
Code Section	Description	Amount
§ 86-182	Residential — customer charge	\$8.00
	Residential — all consumption, per Mcf	\$3.8301
	If the service period is less than 28 days in a month, the customer charge is \$0.2857 times the number of days of service. If the consumption contains a portion of an Mcf, a pro-rata portion of the per Mcf charge will be made.	
	Commercial — customer charge	\$14.00
	First 20 Mcf	\$4.1150
	Next 30 Mcf	\$3.8150
	Over 50 Mcf	\$3.6650
	If the service period is less than 28 days in a month, the customer charge is \$0.50 times the number of days of service.	
	Bills are due and payable when rendered and must be paid within 15 days from the monthly billing date.	

Gas Service Rates		
Code Section	Description	Amount
	Resident off-peak sales discount	An off-peak sales discount of \$0.25 per Mcf will apply to residential customers' volume purchased in excess of 8 Mcf for each of the billing months of May through October

Water Meter Setting Charges		
Code Section	Description	Amount
§ 86-248	3/4-inch tap	\$475.00
	1-inch tap	\$500.00
	1 1/2-inch tap	\$900.00
	2-inch tap	\$1,025.00
	2" compound meter	\$2,325.00

The following water charges shall be assessed to customers on the city water system.

Separated metered residential:

All residential customers with a single living unit supplied with water from one meter shall be charged the following water service charges for each meter service.

A monthly water base charge is based upon the size and capacity of the meter service (also known as meter equivalents, with a 3/4-inch meter being the established standard unit), as provided in the following table.

Meter Size	Demand Factor	Monthly Base Charge
5/8-inch meter	0.67	\$15.84
3/4-inch meter	1.00	\$26.96
1.0-inch meter	1.67	\$44.99
1.5-inch meter	3.33	\$84.24
2.0-inch meter	5.33	\$131.53
3.0-inch meter	10.00	\$241.92
4.0-inch meter	16.67	\$403.52

Code Section	Description	Amount
	(1) A monthly excess water volume charge as calculated below, in addition to the monthly water base charge:	
	(a) First 2,000 gallons minimum; per additional gallon	\$6.62

Code Section	Description	Amount
	2,001—4,000 gallons total, per additional 1,000 gallons	\$2.98
	4,001—10,000 gallons total, per additional 1,000 gallons	\$3.24
	10,001—20,000 gallons total, per additional 1,000 gallons	\$5.00
	Over 20,000 gallons, per additional 1,000 gallons	\$6.10
	Pass through volume rate over 2,000 gallons, per additional 1,000 gallons	\$1.65
	(2) When two or more residential living units are supplied with water from one meter, the water service shall be classified as a multi-family residential service. A multi-family residential service customer shall be charged the following water service charges for each meter service:	
	(a) A monthly water base charge of \$24.96 (the monthly water base charge for the standard' inch water meter equivalent for a separately metered residential unit), multiplied by an occupancy factor of 80%, multiplied by the total number of multi-family residential units supplied by the meter.	
	(b) In addition to the monthly base charge, multi-family residential customers who are supplied with water service shall be charged a monthly excess water volume usage charge. Monthly excess water volume charges will be assessed based on the number of "adjusted multi-family residential units" served by the meter. The number of adjusted multi-family residential units shall be the actual number of multi-family residential units served by the meter multiplied by an occupancy factor of 80%, rounded up to the nearest whole number. Each adjusted multifamily residential unit shall be assessed an excess water volume charge each month, which charge shall be calculated as follows:	
	i) The total monthly water volume as indicated on the meter shall be divided by the number of adjusted multi-family residential units to determine the monthly water volume consumed per adjusted multi-family residential unit;	
	ii) The monthly water volume consumed per adjusted multi-family residential unit shall be reduced by 2,000 gallons (the amount of usage included in the base charge) to determine the excess water volume usage;	
	iii) Excess water volume usage per adjusted multi-family residential unit shall be assessed according to the following table:	
	First 2,000 gallons minimum; per additional gallon	\$6.62
	2,001—4,000 gallons total, per additional gallons	\$3.03

Code Section	Description			Amount
			4,001—10,000 gallons total, per additional gallons	\$3.28
			10,001—20,000 gallons total, per additional gallons	\$5.05
			Over 20,000 gallons, per additional 1,000 gallons	\$6.15
			iv) The total excess water volume usage charge per unit shall then be multiplied by the number of adjusted multi-family residential units supplied by the meter to obtain the total excess water volume charge charged to the customer.	
	(3)	The following water service charges shall be made to non-residential customers on the Richland Hills water system for each meter service:		
		(a)	A monthly water base charge based upon the size and capacity of the meter service (also known as meter equivalents, with a' inch meter being the established standard), as provided in the following table:	
			Note: Pass-through volume rate (per 1,000 gallons or portion thereof) all volume over 2,000 gallons	\$1.65

The following water charges shall be assessed to customers on the city water system.

Separated Metered Non-Residential:

All non-residential customers with water from one meter shall be charged the following water service charges for each meter service.

A monthly water base charge is based upon the size and capacity of the meter service (also known as meter equivalents, with a 3/4-inch meter being the established standard unit), as provided in the following table.

Meter Size	Demand Factor	Monthly Base Charge
5/8-inch meter	0.67	\$15.84
3/4-inch meter	1.00	\$32.47
1.0-inch meter	1.67	\$44.99
1.5-inch meter	3.33	\$84.24
2.0-inch meter	5.33	\$132.30
3.0-inch meter	10.00	\$248.06
4.0-inch meter	16.67	\$413.44
Note: Pass-through volume rate (per 1,000 gallons or portion thereof) all volume over 2,000 gallons \$1.65		

Code Section	Description	Amount
	(1) A monthly tiered water volume charge and pass through volume rate as calculated below, in addition to the monthly water base charge:	
	(a) Flat charge for all use up to 2,000 gallons	\$6.30
	2,001—4,000 gallons total, per additional 1,000 gallons	\$3.42
	4,001—10,000 gallons total, per additional 1,000 gallons	\$3.94
	10,001—20,000 gallons total, per additional 1,000 gallons	\$4.73
	Over 20,000 gallons, per additional 1,000 gallons	\$6.57
	Pass through volume rate over 2,000 gallons, per additional 1,000 gallons	\$1.57

Impact Fees			
The effective and collected impact fee for water and wastewater schedule			
Meter Size	Equivalency Factor	Water Impact Fee	Wastewater Impact Fee
5/8" x 5/8" and 5/8" x 3/4"	1.00	\$1,758.00 <u>\$2,990</u>	\$1,044.00 <u>\$2,838</u>
3/4" x 3/4"	1.50	\$2,637.00 <u>\$4,485</u>	\$1,566.00 <u>\$4,257</u>
1"	2.50	\$4,396.00 <u>\$7,475</u>	\$2,609.00 <u>\$7,095</u>
1-1/2"	5.00	\$8,791.00 <u>\$14,950</u>	\$5,219.00 <u>\$14,190</u>
2"	8.00	\$14,066.00 <u>\$23,920</u>	\$8,350.00 <u>\$22,704</u>
3"	21.75	\$38,242.00 <u>\$65,033</u>	\$22,702.00 <u>\$61,727</u>
4"	37.50	\$65,934.00 <u>\$112,125</u>	\$39,141.00 <u>\$106,425</u>
6"	80.00	\$140,660.00 <u>\$239,200</u>	\$83,500.00 <u>\$227,040</u>
8"	140.00	\$246,155.00 <u>\$418,000</u>	\$146,125.00 <u>\$397,320</u>
10"	210.00	\$396,233.00 <u>\$627,900</u>	\$219,187.00 <u>\$595,980</u>

Other Fees and Charges	
Description	Amount
Activation fee	\$6.00
Deposits — Residential homeowners	\$50.00
Deposits — Residential tenants	\$75.00
Deposits — Commercial accounts	\$50.00, minimum to be adjusted after 90 days to be at least \$50.00 and up to an amount that is equal to the average monthly water bill over the 90-day period

Other Fees and Charges	
Description	Amount
Reconnect service charge for cut-off accounts	\$40.00
Additional deposit for delinquent cut-off accounts (paid at time of reconnection)	\$15.00
Charge for reconnection by unauthorized person	\$25.00
Charge for checks returned/ACH returned by bank	\$20.00
Meter temper fee	\$250.00
Construction meter deposit	\$2,000.00
Construction meter rental fee	\$60.00 plus \$0.00525 per gallon used during rental period

Chapter 90. Zoning		
Code Section	Description	Amount
§ 90-202(i)(7)(a)	Administrative fee for temporary sales	\$30.00
	Zoning variance	\$300.00
	Zoning special exception	\$300.00
	Zoning verification letter	\$20.00
	Zoning text amendment	\$150.00
	Special use permit (SUP)	\$300.00
	Planned development	\$300.00
	Site plan	\$300.00
	Zoning change	\$300.00

The Link Memberships		
Resident Memberships		
	Annual	Monthly
Youth (3 to 18 years old)	\$180.00	\$18.00
Adult (19 to 54 years old)	\$280.00	\$28.00
Senior (55+ years old)	\$180.00	\$18.00
Senior couple	\$300.00	\$30.00
Family	\$460.00	\$46.00
Non-Resident Memberships		
	Annual	Monthly

The Link Memberships		
Youth (3 to 18 years old)	\$210.00	\$21.00
Adult (19 to 54 years old)	\$330.00	\$33.00
Senior (55+ years old)	\$210.00	\$21.00
Senior couple	\$350.00	\$35.00
Family	\$540.00	\$54.00
Corporate Memberships		
	Annual	Monthly
Adult (19 to 54 years old)	\$280.00	\$28.00
Senior (55+ years old)	\$180.00	\$18.00
Other Membership Fees		
	Amount	
Day pass — Adult	\$8.00	
Day pass — Senior/teen/child	\$5.00	
Bird's nest	\$3.00	

Deposits and Discounts	
Rentals < \$200.00	\$0.00 \$50.00 deposit
Rentals \$200 to \$500.00	\$150.00 deposit
> \$500.00	\$250.00 deposit
> \$1,000.00	\$350.00 deposit
Rental discount for members	10%
Rental discounts for non-profits	20%

Room Rentals		
Description	Non-Peak Hourly Pricing	Peak Hourly Pricing*
1 community room	\$55.00	\$75.00
2 community rooms	\$100.00	\$130.00
3 community rooms	\$125.00	\$175.00
Lobby tables	\$25.00	\$40.00
Party room	\$40.00	\$50.00
Bird's nest and playground The Landing	\$75.00 \$40.00 with room rental	\$100.00 \$50.00 with room rental
Group ex	\$40.00	\$50.00

Room Rentals		
Description	Non-Peak Hourly Pricing	Peak Hourly Pricing*
Gymnasium *Full Gymnasium	\$65.00	\$75.00
Half court	\$40.00 \$50.00	\$50.00
Kitchen (per day <u>with room rental</u>)	\$55.00	\$75.00
Pickleball court	\$25.00	\$40.00
* Peak hourly pricing occurs anytime Friday – Sunday, city holidays, and after The Link’s regular business hours		

Equipment Rentals	
Description	Flat Rate
A/V system (without projector)	\$25.00 <u>per room</u>
Projector	\$75.00
Podium	\$35.00
Athletic equipment	\$15.00

City Facility Rentals Room Rentals		
Description	Amount	Peak Hourly Pricing
Administration building offices	\$15.00	\$15.00
Administration building conference rooms	\$35.00	\$35.00

Community Events Permits, Deposits and Rentals	
Description	Amount
Special event permit fee	\$50.00
Events at City Facilities and Parks	
Rental security deposit	\$150.00
Resident rental fee	\$300.00
Non-resident rental fee	\$360.00

[Ord. No. 893-01, § I, 4-10-2001; Ord. No. 907-01, §§ I, II, 9-11-2001; Ord. No. 974-03, § 2, 10-14-2001; Ord. No. 925-02, § 2, 2-26-2002; Ord. No. 940-02, §§ I, II, 9-24-2002; Ord. No. 961-03, § 2, 6-3-2003; Ord. No. 962-03, § 2, 3-4-2004; Ord. No. 972-03, §§ I, II, 9-23-2003; Ord. No. 980-04, § 2, 3-8-2004; Ord. No. 995-04, §§ 1—3, 9-14-2004; Ord. of 10-14-2004, § II; Ord. No. 1002-05, § 5, 1-11-2005; Ord. No. 1013-05, § 2, 4-26-2005; Ord. No. 1062-06, §§ 1, 3, 8-22-2006; Ord. No. 1069-06, §§ 1, 3, 9-26-2006; Ord. No. 1074-06, § 6, 12-12-2006; Ord. No. 1080-07, § 2, 2-27-2007; Ord. No. 1099-07, §§ 1—3, 10-9-2007; Ord. No. 1109-08, § 2, 3-11-2008; Ord. No.

1121-08, § 2(c), 8-12-2008; Ord. No. 1124-08, §§ 1, 2, 9-9-2008; Amend. of 9-9-2008; Ord. No. 1150-09, § 3, 7-28-2009; Ord. No. 1151-09, § 2, 8-11-2009; Ord. No. 1155-09, §§ 1, 3, 9-22-2009; Ord. No. 1159-10, § 3, 2-9-2010; Ord. No. 1180-10, § 1, 3, 9-14-2010; Ord. No. 1211-11, §§ 1, 3, 9-13-2011; Ord. No. 1222-12, § 1, 1-24-2012; Ord. No. 1233-12, § 1, 7-3-2012; Ord. No. 1245-13, 4-16-2013; Ord. No. 1246-13, 5-21-2013; Ord. No. 1247-13, 5-21-2013; Ord. No. 1276-14, 5-20-2014; Ord. No. 1277-14, § 1, 6-17-2014; Amend. of 1-19-2016; Ord. No. 1335-17, § 1, 9-11-2017; Ord. No. 1378-18, §§ 1, 3, 5, 12-10-2018; Ord. No. 1392-19, § 1(Att. A), 6-10-2019; Ord. No. 1400-19, §§ 1, 3, 10-14-2019; Ord. No. 1412-20, § 1(Exh. A), 8-24-2020; Ord. No. 1412-20A, § 1(Exh. A), 6-14-2021; Ord. No. 1412-20B, § 1(Exh. A), 8-9-2021; Ord. No. 1456-22, § 1(Exh. A), 8/22/2022; Ord. No. 1480-23 adopted 8/28/2023; Ord. No. 1497-24 adopted 4/22/2024; Ord. No. 1507-24 adopted 8/26/2024; Ord. No. 1515-24 adopted 10/28/2024; Ord. No. 1517-24 adopted 12/9/2024; Ord. No. 1520-25 adopted 1/13/2025; Ord. 1533-25 adopted 8/25/2025; Ord. No. 1537-26 adopted 2/9/2026

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Discuss FY26 Revised Budget Timeline and Status

Agenda Item:

Revised FY26 Budget Timeline and Status

Background Information:

This item addresses the revised FY2026 budget and year-end process following adoption of the FY2027 budget on August 24. The objective is to reconcile current-year projections, identify amendments needed for Council consideration, and establish a reliable connection between September 30 ending balances and FY2027 beginning resources.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

N/A

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Flash Vote Update

Agenda Item:

Present Flash Vote Update

Background Information:

Staff will give Council an update on where we are with Flash Vote and the number of citizens signed up for the survey tool.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members

From: Jason Moore, City Manager

Date: September 14, 2026

Subject: Discuss FY27 Mill & Overlay Pricing and Anticipated Schedule

Agenda Item:

Discuss FY27 Mill & Overlay Pricing and Anticipated Schedule

Background Information:

Staff will present pricing from Tarrant County as well as talk through the proposed schedule for mill and overlay activities and what that will mean for street improvements.

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

None

Council Action Requested:

None

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members
From: Lisa Boyd
Date: September 14, 2026
Subject: Approve The Minutes From The August 24, 2026 City Council Regular Meeting

Agenda Item:

Approve The Minutes From The August 24, 2026 City Council Regular Meeting

Background Information:

Financial Considerations:

Legal Review:

Board/Citizen Input:

Attachments:

1. 8-24-2026 City Council Minutes DRAFT

Council Action Requested:



**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING AGENDA
AUGUST 24, 2026
MINUTES**

Roll Call:

Council Present:

Curtis Bergthold, Mayor
Mike Witt, Mayor Pro Tem
Travis Malone, Place 2
Allison Barger, Place 3
John Skier, Place 4
Athena Campbell, Place 5
Roland Goveas, Place 6

Council Absent:

Staff Present:

Jason Moore, City Manager
Lisa Boyd, City Secretary
Elizabeth Yelverton, City Attorney

1. WORK SESSION - 5:30P.M.

Mayor Bergthold Called the Work Session to order at 5:31 p.m.

- A. Discuss Items Listed On Tonight's City Council Agenda. No Action Will Be Taken And Each Item Will Be Considered During The Regular Session.

City Manager Jason Moore reviewed items scheduled for consideration during the Regular Session. No action was taken.

B. Code Compliance - Communication Strategy

City Manager Jason Moore provided an update regarding Code Compliance efforts related to tree limbs, high grass and weeds, repeat violations, and other property-maintenance concerns. Staff discussed the use of Notices of Violation, courtesy information, seven-day compliance periods, and tracking cases through iWorx and Trello.

Council discussed the need to address repeat offenders and health or safety hazards more promptly while providing residents with information on available assistance. Council supported incorporating courtesy and resource information with the Notice of Violation rather than creating multiple separate mailing periods. Staff was directed to develop the revised communication and provide Council an opportunity to review the notice before implementation.

Council also emphasized enforcement of tree-clearance requirements affecting streets and emergency-vehicle access and discussed prioritizing commercial corridors and other recurring problem properties.

No formal action was taken.

C. Budget And Tax Rate Discussion

City Manager Jason Moore reviewed the proposed Fiscal Year 2027 budget and tax rate. The proposed budget included 19 funds and was based on a total tax rate of \$0.569027 per \$100 of taxable value.

Discussion included General Fund reserves, Utility and Drainage funds, debt service, capital projects, street improvements, the Richland Hills Development Corporation, Strategic Initiatives Fund, vehicle replacement costs, and options for moving eligible vehicle lease costs from Maintenance and Operations to debt service in a future fiscal year.

Council also discussed future budget pressures, anticipated Fiscal Year 2028 needs, infrastructure funding, economic-development opportunities, and maintaining sufficient operating reserves.

No formal action was taken.

The Work Session adjourned at 6:29 p.m.

2. REGULAR SESSION - IMMEDIATELY FOLLOWING THE WORK SESSION BUT NOT BEFORE 6:30P.M.

3. CALL TO ORDER

Mayor Bergthold called the Regular Session to order at 6:30 p.m.

4. INVOCATION AND PLEDGES OF ALLEGIANCE

The invocation and pledges were led by Mayor Bergthold

5. CITIZEN COMMENTS

Citizens in attendance at the meeting who have signed a card to speak to the City Council will also be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and City Council Members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Citizens will have three (3) minutes to address City Council. Public comment will not be taken on items that the City Council has previously considered in a public hearing.

information regarding holiday schedules;

honorary recognitions of city officials, employees, or other citizens;

reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and

announcements involving imminent public health and safety threats to the city

Syed Al-Sayed provided an update regarding the Tarrant Appraisal District, including appraisal practices, changes in taxable values, and business personal property exemptions.

Bernadette Reed expressed concerns about property maintenance issues, including overgrown yards and unsafe conditions at a house at the corner of Chaffin and Landy. Council requested staff review the property and determine whether applicable property-maintenance or vacancy requirements were being addressed.

Ms. Reed also expressed appreciation for the Richland Hills Fire Department.

6. COUNCIL COMMENTS

Councilmembers recognized City staff for their work during the budget process and discussed the City's efforts to monitor the overall financial impact of municipal services on residents. Appreciation was also expressed for the Police Department and Public Works.

Council announced upcoming community and library activities, bulk collection dates, school-related events, and opportunities for residents to participate in City surveys and community programs.

7. REPORTS & DISCUSSIONS

A. July Department Reports

City Manager Jason Moore introduced the July departmental reports and recognized Terry Leake for assisting the City with financial reconciliation, audit-related work, and investment management.

Ms. Leake presented the quarterly investment report for the quarter ending June 30, 2026. She reported that investment holdings ended the quarter at approximately \$29.2 million, with approximately \$209,000 in interest earnings during the quarter.

No action was taken.

8. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

Motion: A motion was made by Councilmember Skier and seconded by Councilmember Witt to Approve The Consent Agenda.

Motion carried by a vote of 7 to 0.

A. Approve The Minutes From The August 17, 2026 City Council Meeting

B. Approve Resolution 664-26 Approving A Negotiated Settlement Between The Atmos Cities Steering Committee (ACSC) And Atmos Energy Corp., Mid-Tex Division Regarding The Company'S 2026 Rate Review Mechanism Filing

9. NEW BUSINESS

A. Consider Ordinance 1544-26 Approving And Adopting The Fiscal Year 2027 Budget

City Manager Jason Moore reviewed the proposed Fiscal Year 2027 Annual Budget, which included 19 funds and provided for recurring City services and capital projects. Council discussed whether to adopt the budget based on the proposed voter-approval tax rate or provide additional revenue above the proposed amount.

GW Estep spoke in favor of the proposed budget as presented.

Doug Knowlton spoke on the proposed budget.

Motion: A motion was made by Councilmember Skier and seconded by Councilmember Campbell to Approve Ordinance 1544-26 approving and adopting the City of Richland Hills Fiscal Year 2027 Annual Budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027, as presented.

Record Vote:

Member	Vote
Mayor Curtis Bergthold	Aye
Mayor Pro Tem Mike Witt	Aye
Councilmember Travis Malone	Aye
Councilmember Allison Barger	Aye
Councilmember John Skier	Nay
Councilmember Athena Campbell	Aye
Councilmember Roland Goveas	Aye

Motion passed 6-1.

B. Ratify The Property Tax Increase Reflected In The FY 2027 Budget.

City Manager Jason Moore explained that a separate vote was required to ratify the increase in property-tax revenue reflected in the adopted budget.

Motion: A motion was made by Councilmember Barger and seconded by Councilmember Malone to Ratify the property tax increase reflected in the FY 2027 Budget..

Record Vote:

Member	Vote
Mayor Curtis Bergthold	Aye
Mayor Pro Tem Mike Witt	Aye
Councilmember Travis Malone	Aye
Councilmember Allison Barger	Aye
Councilmember John Skier	Aye
Councilmember Athena Campbell	Aye
Councilmember Roland Goveas	Aye

Motion carried by a vote of 7 to 0.

10. PUBLIC HEARINGS

- A. Consider Ordinance 1546-26 Setting And Approving The Fiscal Year 2027 Tax Rate **PUBLIC HEARING**

The public hearing was opened at 7:18 p.m.

There were no registered speakers. City Manager Jason Moore reviewed the proposed tax rate and the estimated impact on a median-valued residence homestead. The proposed rate consisted of:

Maintenance and Operations: \$0.430632

Debt Service: \$0.138395

Total Tax Rate: \$0.569027 per \$100 of taxable value

The public hearing was closed at 7:18 p.m.

Motion: A motion was made by Councilmember Barger and seconded by Councilmember Skier to Approve Ordinance 1546-26 setting and approving the Fiscal Year 2027 Tax Rate.

Record Vote:

Member	Vote
Mayor Curtis Bergthold	Aye

Mayor Pro Tem Mike Witt Aye

Councilmember Travis Malone Aye

Councilmember Allison Barger Aye

Councilmember John Skier Aye

Councilmember Athena Campbell Aye

Councilmember Roland Goveas Aye

Motion carried by a vote of 7 to 0.

11. ADJOURNMENT

There being no further business to come before the council, Mayor Bergthold adjourned the meeting at 7:23 p.m.

ATTEST:

APPROVED:

Lisa Boyd, City Secretary

Curtis Bergthold, Mayor

Memorandum

To: Honorable Mayor Curtis Bergthold and Richland Hills City Council Members
From: Kelly Mooris, Public Works Superintendent
Date: September 14, 2026
Subject: Consider appointment of a voting member and alternate member to the Fort Worth Wholesale Water and Wastewater Customer Advisory Committee for Fiscal Year 2027.

Agenda Item:

Consider Appointment Of A Voting Member And Alternate Member To The Fort Worth Wholesale Water And Wastewater Customer Advisory Committee For Fiscal Year 2027.

Background Information:

The City of Richland Hills is a wholesale water and wastewater customer of the City of Fort Worth and participates in the Fort Worth Wholesale Water and Wastewater Customer Advisory Committee.

For Fiscal Year 2027, Fort Worth requires each wholesale customer's governing body to officially appoint a Voting Member and an Alternate Member to serve on the Water and/or Wastewater System Advisory Committee under the terms of the applicable wholesale service contract. The appointment term is October 1, 2026 through September 30, 2027.

The appointment form requires the City to identify the designated voting member and alternate member, including their title and contact information, and to obtain the Mayor's signature and the City's official seal. Fort Worth requests that the completed appointment form be returned as soon as possible, but no later than October 31, 2026, to WaterWholesale@fortworthtexas.gov or by mail to the City of Fort Worth Water Customer Service/Wholesale Division.

The City Council is asked to appoint the following representatives for Fiscal Year 2027:

Voting Member: Kelly Morris, Assistant Director of Public Works

Alternate Member: Eric Valdez, Executive Director of Community Services

Financial Considerations:

There is no direct financial impact associated with the appointment of the City's voting member and alternate member.

Legal Review:

Board/Citizen Input:

Attachments:

1. OfficialAppointmentsForm-FY2027-fillable - Wholesale Committee Fort Worth

Council Action Requested:



APPOINTMENT FORM
Wholesale Water and Wastewater Customer Advisory Committee

DATE: _____

WHOLESALE CUSTOMER: _____

Check all that apply: ☐ Water ☐ Wastewater

The following individuals have been officially appointed by the **CUSTOMER's GOVERNING BODY**, under the terms of the Wholesale Contract for Services as the **VOTING MEMBER** and **ALTERNATE** for the Water and/or Wastewater System Advisory Committee. The term is for the Fiscal Year beginning October 1, 2026 through September 30, 2027.

Voting Member:

Alternate Member

Name

Name

Title

Title

Office Phone

Office Phone

Cell Phone

Cell Phone

Email Address

Email Address

Mailing Address:

Mailing Address:

Signature of Mayor/Board President

Official Seal

Please complete and return as soon as possible, but no later than October 31, 2026 to:

WaterWholesale@fortworthtexas.gov

or

City of Fort Worth
Water Customer Service/Wholesale
P. O. Box 870
Fort Worth, Texas 76101