

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Linda Cantu, City Secretary
Date: Dec. 31, 2013
Subject: Minutes 12-3-2013

City Council Action Requested:

Consider approval of December 3, 2013 City Council Minutes

Background Information:

Attachment - Minutes

Board/Citizen Input:

N/A

Financial Impact:

N/A

Staff Contacts:

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**MINUTES OF
RICHLAND HILLS CITY COUNCIL
WORK SESSION
REGULAR MEETING
AND
SPECIAL JOINT MEETING WITH
PLANNING AND ZONING COMMISSION
DECEMBER 3, 2013**

Council Present

Bill Agan, Mayor

Roland Goveas, Place 1
Toya Norton, Place 2
Robert DeSoto, Place 3
Beverly Williams, Place 4
Edward Lopez, Place 5

Planning & Zoning Commission

Stacy Norton
David Baker
Athena Campbell
Doug Knowlton
Lisa Skier
Roy Hudson
Kyle La Pointe

Staff

Curtis E. Hawk, City Manager
Eric Strong, Asst. City Manager
Linda Cantu, City Secretary
Betsy Elam, City Attorney

WORK SESSION – 6:00 P.M.

Mayor Agan opened the meeting at 6:00 p.m.

City Manager Hawk announced an Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, executive session may be held under one or more of Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 413.183(f) and 418.106(d) & (e).

MOTION: A motion was made by Councilmember Williams, and seconded by Councilmember Norton to go into Executive Session.

Mayor Agan reconvened the meeting at 6:50 p.m.

No action taken.

MOTION: A motion was made by Councilmember Lopez, and seconded by Councilmember DeSoto to adjourn the Work Session.

JOINT PUBLIC HEARING CITY COUNCIL AND PLANNING AND ZONING- 7:00 PM

1. PUBLIC HEARINGS AND OTHER RELATED ITEMS

A. The City Council and Planning and Zoning Commission to conduct a public hearing relative to the proposed Comprehensive Plan as recommended by the Comprehensive Plan Steering Committee.

Erica Craycroft, representative with Freese and Nichols, gave a presentation of the Comprehensive Plan.

Introduction to Comprehensive Planning

A city's comprehensive plan can generally be defined as a long-range planning tool intended to be used by municipal staff, decision-makers, and citizens to direct the growth and physical development of a community for 10 years, 20 years, or an even longer period of time. This 2014 Comprehensive Plan will consist of three basic parts:

- Visioning
- Recommendations
- Implementation

Planning tools – three key tools for managing land development in Texas

- Comprehensive Plan
- Zoning Regulations
- Subdivision Regulations

Next Big Things

- 1) Update Zoning Ordinance
- 2) Town Center Area
- 3) TRE station area
- 4) Grocery store (*in progress*)

- 5) Big Fossil Creek Trail parks
- 6) Pedestrian connections

There were some questions regarding total undeveloped land in the city, and the locations of these lots.

The largest sections of developable land are along Baker Blvd., on the south side of Windmill Park, Big Fossil Creek area, and the triangular area where Wal-Mart is locating.

With no other questions, Mayor Agan opened the public hearing.

Stacy Norton, Chair, Planning and Zoning Commission, opened the Planning and Zoning public hearing.

There being no one to speak, the public hearings were closed by Council members and Planning and Zoning committee members.

There being no further business to come before the City Council and Planning and Zoning Commission, the joint meeting adjourned at 7:27 P.M.

City Manager Hawk briefed members on the process of the two meetings on the agenda.

The item for the joint public hearing is to consider amending plat of lots 1A, 2A-1 and 3A, Block 1, of the Barclay Addition, the property planned unit development (PUD), is located at the corner of Rufe Snow and Blvd. 26.

REGULAR SESSION - 7:28 P.M.

INVOCATION/PLEDGES OF ALLEGIANCE-

The invocation was given by Councilmember Williams.

Councilmember Norton led the Pledge of Allegiance to the United States and Texas flags.

Mayor Agan recommended Council Members consider Item 6B, Amended Plat of Barclay Addition, at this time.

MOTION: A motion was made by Councilmember Lopez, and seconded by Councilmember Williams to move Item #6B for discussion at this time. Motion carried by a vote of 5-0.

6. OTHER ITEMS FOR CONSIDERATION-

B. Amended plat of Barclay Addition.

Council Members and Planning and Zoning members reviewed the proposed plat.

The item for consideration is Amended plat of Lots 1A, 2A-1 and 3A, Block 1, of the Barclay Addition, the property zoned planned unit development (PUD), is located at the corner of Rufe Snow and Blvd. 26.

City Manager Hawk stated the original plat was filed in 2003. The ordinance that guides the city follows the State Statute that provides for certain conditions when City Council can approve a Plat without a public hearing. One condition is when you are moving the Lot lines within the development. The item before Council and P&Z is to re-order the Lot lines from what was originally platted. Lots 1A, 2A-1, and 3A, in Block 1, moving the Lot line to accommodate the development.

This item for consideration is strictly realigning the internal lot lines.

Motion by P&Z: A motion was made by P&Z member Campbell, and seconded by P&Z member Skier to amend plat of Lots 1A, 2A-1 and 3A, Block 1, of the Barclay Addition, the property zoned planned unit development (PUD), is located at the corner of Rufe Snow and Blvd. 26. Motion passed unanimously by P&Z members.

There being no further business to come before Planning and Zoning Commission members, their meeting adjourned at 7:30 p.m.

At this time, Councilmembers moved to vote on Planning and Zoning Commissions recommendation to amend plat of Lots 1A, 2A-1 and 3A, Block 1, of the Barclay Addition, the property zoned planned unit development (PUD), is located at the corner of Rufe Snow and Blvd. 26.

MOTION: A motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to accept P&Z recommendation and approve. Motion carried by a vote of 5-0.

1. PRESENTATIONS-

A. Presentation of Service Awards – Ten year service awards were presented to Judy Allen, Public Works Administrative Assistant, and Ken Cross, Superintendent, Public Works.

B. Citizen Appearances/Public Comments

Travis Malone, 2641 Mimosa Park, requested Council consider an appointment to the Animal Shelter Advisory Board as a citizen member.

City Manager Hawk advised the item will be on the next City Council agenda.

2. CONSENT AGENDA-

A) Approval of November 5, 2013 Regular Council Meeting Minutes; and November 14, 2013, Special City Council Meeting Minutes.

B) Award of Landscape Maintenance Bid.

C) Award of Mowing Bid.

D) Appointment of Municipal Court Judge and Associate Judges.

City Manager Hawk advised Ordinance 1259-13, is the appointment of Municipal Court Judge and Associate Judges. Because this item is on the consent, there would be no separate discussion for this item.

MOTION: A motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to approve. Motion carried by a vote of 5-0 on items B, C and D. Councilmember Williams abstained from voting on the Nov. 5, minutes due to her absence, but voted to approve all other consent items.

3. PUBLIC HEARINGS AND OTHER RELATED ITEMS-

A. None at this time.

4. ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS-

A. None at this time.

5. CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS-

A. Contract for design of reconstruction of Vance Road.

After discussion with Councilmembers and Michael Barnes, City Engineer, it was agreed that Popplewell would be the designated street for reconstruction for the street project.

MOTION: A motion was made by Councilmember Williams, and seconded by Councilmember Norton to approve reconstruction for Popplewell. Motion carried by a vote of 5-0.

B. Interlocal Agreement with Tarrant County for Road Improvements.

MOTION: A motion was made by Councilmember DeSoto, and seconded by Councilmember Norton to approve the interlocal agreement for Popplewell Street. Motion carried by a vote of 5-0.

C. Award bid for annual Group Health Insurance.

Jack Reaves, partner with Reaves Agency, stated the city did go out for a public bid. The city received quotes from Blue Cross/Blue Shield, United Healthcare, Humana, Aetna and TML.

After review of the different plan designs, it was agreed by Councilmember's that TML offered significant savings. Staff's recommendation is TML.

MOTION: A motion was made by Councilmember Goveas, and seconded by Councilmember DeSoto to award the bid to TML and approve the attached interlocal agreement. Motion carried by a vote of 5-0.

6. **OTHER ITEMS FOR CONSIDERATION-**

A. Pending Economic Development Incentive Agreements.

Eric Strong, Asst. City Manager, briefed Council on Advanced Glass, has been in the city for 22 years. The city approved an incentive agreement. Staff is requesting Council modify the incentive agreement that the owner will not protest the agreement below \$800,000.

MOTION: A motion was made by Councilmember Lopez, and seconded by Councilmember Williams to modify the incentive agreement and that the owner will not protest the agreement below \$800,000. Motion carried by a vote of 5-0.

B. Amended plat of Barclay Addition.

This item was moved to the beginning of the meeting for discussion and was approved. There will be another joint meeting on December 19th to discuss what is required this calendar year to get the project moving. There will also be a 380 agreement with Wal-Mart at the Dec. 19th meeting. Wal-mart would like to get the project started the first part of 2014.

7. **REPORTS & DISCUSSION ITEMS-**

A. Update and Review Status of New Wal-Mart Neighborhood Grocery

Eric Strong, Asst. City Manager advised there will be another joint meeting on December 19th to discuss what is required this calendar year to get the project moving. There will also be a 380 agreement with Wal-Mart at the Dec. 19th meeting. Wal-mart would like to get the project started the first part of 2014.

B. Update of Christmas Event

The Christmas Tree Lighting event will take place Friday, Dec. 6. In the event of inclement weather, there will be a call to postpone to Tuesday, Dec. 10th.

The Fire Dept. Association is having a canned food and toy drive. Encourage everyone to participate in this event.

C. Update on Launch of new Website

There was a brief power point presentation highlighting the new city Website.

D. Presentation of Department Reports

No comments on the Department Reports.

E. Update on Mosquito Abatement Program

The city will continue to monitor.

8. **COMMUNITY INTEREST ITEMS-**

Christmas Event

Two Ribbon Cutting Events scheduled for thursday Rest Yourself Day Spa, and Laney's World.

The Mayor stated he would like Council members to participate in the Mayor/Council events and dinners that are given throughout Tarrant County.

Lunch Bunch is scheduled for Friday, Dec. 13th.

9. EXECUTIVE SESSION

- A. Mayor Agan announced an Executive Session at 10:43 p.m. under one or more of Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087, and Sec. 413.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated herein. **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.** Reconvene in open session for possible action resulting from any items posted and legally discussed in Executive Session.

There was no executive session at this time.

Motion was made by Councilmember Lopez, and seconded by Councilmember Goveas to adjourn the meeting.

10. ADJOURNMENT

There being no further business to come before the City Council, Mayor Bill Agan declared the meeting adjourned at 8:55 P.M.

ATTEST

APPROVED

Linda Cantu
City Secretary

Bill Agan
Mayor