

Office of the City Secretary

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Cathy Bourg, City Secretary
Date: November 3, 2015
Subject: Minutes from the October 20, 2015 regular City Council meeting

City Council Action Requested:

Consider approval of the October 20, 2015 regular City Council meeting minutes.

Background Information:

Attachment – October 20, 2015 Draft Minutes

Board/Citizen Input:

N/A

Financial Impact:

N/A

Staff Contacts:

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**RICHLAND HILLS CITY COUNCIL
REGULAR MEETING
OCTOBER 20, 2015
DRAFT MINUTES**

Roll Call:

Council present:

Bill Agan, Mayor
Roland Goveas, Place 1
Allison Barrette, Place 2
Robert DeSoto, Place 3
Beverly Williams, Place 4
Edward Lopez, Mayor pro-tem

Council Absent:

Staff

Eric Strong, City Manager
Cathy Bourg, City Secretary
Betsy Elam, City Attorney (arrived 5:44 p.m.)

TOWN HALL MEETING – Mayor Bill Agan Called to Order – Time 5:30 PM

1. Presentation regarding Proposed Richland Hills Activities Center

Eric Strong, City Manager gave a presentation regarding the Proposed Richland Hills Activities Center and the associated November 3rd Bond Election. This is an item that the Council has been discussing for several years. The process started with a feasibility study for a new Community Activity Center. The City has also conducted citizen's focus groups, a statically valid citizen's survey with positive feedback from the community, Council Committee meetings, City Council meetings, Town Hall meetings, flyers out to the community, website information, and there was a Comprehensive Plan Update over two years ago.

The proposed facility would be approximately 28,000 square feet and include indoor amenities, such as; a two lane indoor walking track, cardio and weight area, fitness and exercise rooms, community rooms, arts and a crafts room, and a gymnasium. The proposed facility does not include a swimming pool; this is due to the increase in the cost of the building by several million dollars and the increase to the operational cost. The proposed building is designed to allow for expansion to meet the community's future needs. There will also be an added feature of display cases in the main hallway for the Historical Society to display artifacts from Richland Hills.

The current building cost is estimated at \$11.5 million. There are multiple funding sources available which include the Bond Election (\$8.9 million), Type B Funds (\$2.27 million), HOT Funds (\$1.5 million), and Drainage Funds (as needed, up to \$750,000),

which brings the total available up to \$13.42 million. If the bond is approved by voters, this project would cause up to a 7 cent tax increase. The average home value in Richland Hills is approximately \$92,000. This means that the annual tax increase would be \$64.40 (\$5.37 per month). A home of \$140,000 would be \$98.00 per year (\$8.17 per month).

The proposed plan creates a pedestrian friendly Plaza space on Diana Drive for events and activities. This plan allows for drive up access to City Facilities and the Post Office. There will also be wayfinding signs to direct citizens.

The ongoing operations goal is to be funded by 70-75% of revenue generated by the facility. Several operational models, range in expense from \$450,000 - \$900,000. Staff's recommendation is an expense model at the lowest possible level and then to grow that only as demand merits.

The following citizens spoke regarding the Proposed Richland Hills Activities Center:

Andy Baugh, 3604 Granada Drive
Gerritt Spieker, 3401 Jonette
Debbie Fritz, 7159 Latham Drive
David White, 7008 Hovenkamp
Mike Witt, 7200 Hovenkamp
Meg Acker, 7146 Hovenkamp
Martha Strain, 3663 Popplewell
Athena Campbell, 2802 Elm Park
Travis Malone, 2641 Mimosa Park

Mayor Bill Agan adjourned the Town Hall at 6:18 p.m.

CITY COUNCIL WORK SESSION – Mayor Bill Agan Called to Order – Time 6:19 PM

- 1. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated herein.**

None at this time.

2. Update on City Projects

Eric Strong, City Manager gave an update on City Projects.

- 2015 Richland Hills Infrastructure
- Planning
- Parks Planning
- Facilities Planning

- Green Ribbon Grant
- Curb and Gutter Replacement
- 6 Stone Housing Rehab
- Drainage Improvements
- Wastewater Improvements
- Street Improvements

Break: 6:29 p.m. to 6:40 p.m.

3. Discussion of items listed on tonight's City Council Agenda

Eric Strong, City Manager presented the following agenda items:

- 5A. Consider Agreement with Byrne Construction Services for Construction Manager at Risk Services.
- 7A. Presentation of Monthly Department Reports.
- 7B. Discussion on Health Insurance Renewal.
- 7C. Discussion on Keep Richland Hills Beautiful - Jason Moore, gave an update regarding KRHB.
- 1C. Recognition of Retirement of Michael Barnes, City Engineer - Mayor Bill Agan presented a Proclamation to Michael Barnes, City Engineer in recognition of his retirement.

Mayor Bill Agan adjourned the Work Session at 6:58 p.m.

REGULAR SESSION – Mayor Bill Agan Called to Order – Time 7:00 p.m.

Invocation – Mayor Agan

Pledge of Allegiance – Led by Councilmember Goveas

PRESENTATIONS

1A. Citizen Appearances/Public Comments

Eric Strong, City Manager presented the rules of decorum.

Travis Malone, 2641 Mimosa Park., Richland Hills spoke in favor of the proposed Richland Hills Activities Center. Mr. Malone is in favor of the proposed site plan and pleased with the facility access and that you will still be able to drive right up to the Post Office.

Athena Campbell, 2802 Elm Park, Richland Hills stated that she is the treasurer of a political action committee called Richland Hills for a Better Tomorrow, which is in support of the getting the bond passed for the Rec Center. You can follow them on facebook at: Bond for Richland Hills Activity Center and the website is rhbtpac.wix.com.

Debbye Fritz, 7159 Latham Drive, Richland Hills complimented the Richland Hills Fire Department for their work with the 6Stones CPR Event.

1B. Presentation by One Safe Place

Marie Garcia, member of the Voices Committee that was created through One Safe Place, presented a certificate of appreciation to the City of Richland Hills for their contributions to One Safe Place.

1C. Recognition of Retirement of Michael Barnes, City Engineer

Presented during the Work Session under item # 3

1D. Presentation of Budget and CAFR Award

Mayor Agan presented the Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award to Barbara Mann, Richland Hills Finance Director.

CONSENT AGENDA

**Item 5A moved to consent agenda.*

Motion: Motion was made by Councilmember DeSoto, and seconded by Councilmember Williams to move item 5A to the consent agenda.

Motion carried by a vote of 5-0.

2A. Approval of minutes of October 6, 2015 Regular City Council Meeting.

5A. Consider Agreement with Byrne Construction Services for Construction Manager at Risk Services.

Motion: Motion was made by Councilmember Williams, and seconded by Councilmember DeSoto to approve all consent agenda items.

Motion carried by a vote of 5-0.

PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS

3A. None at this time.

ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS

4A. None at this time.

CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS

5A. Consider Agreement with Byrne Construction Services for Construction Manager at Risk Services.

Item was discussed during the work session, under item 3.

**Moved to consent agenda*

OTHER ITEMS FOR CONSIDERATION

6A. None at this time.

REPORTS & DISCUSSIONS

7A. Presentation of Monthly Department Reports

Item was discussed during the work session, under item 3.

7B. Discussion on Health Insurance Renewal

Item was discussed during the work session, under item 3.

7C. Discussion on Keep Richland Hills Beautiful

Item was discussed during the work session, under item 3.

8. COMMUNITY INTEREST ITEMS

- Lunch Bunch – Friday, October 23rd will be Cotton Patch and Elvis will entertain
- Breakfast, Coffee and Games – Wednesday, October 21st
- Bond Election November 3rd – Early Voting is October 19th through October 30th

9. Executive Session

None at this time.

10. A motion was made by Councilmember Barrette, and seconded by Councilmember DeSoto to adjourn. Motion passed 5-0.

There being no further business to come before the City Council, Mayor Agan declared the meeting adjourned at 7:14 p.m.

ATTEST

Cathy Bourg, City Secretary

APPROVED

Bill Agan, Mayor