

**RICHLAND HILLS CITY COUNCIL  
REGULAR MEETING  
OCTOBER 9, 2023  
MINUTES**

Roll Call:

Council present

Edward Lopez, Mayor  
G.W. Estep, Mayor Pro Tem  
Douglas Knowlton, Place 1  
Travis Malone, Place 2  
Theresa Bledsoe, Place 3  
Javier Alvarez, Place 4  
Roland Goveas, Place 6

Council absent

Staff present

Candice Edmondson, City Manager  
Lindsay Rawlinson, City Secretary  
James Donovan, City Attorney

**CITY COUNCIL WORK SESSION – 6:30 PM**

1. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

None.

2. **Delinquent Tax Collection Report by Linebarger Goggan Blair & Sampson, LLP**

Linebarger Goggan Blair & Sampson, LLP Partner Corey Fickes provided an overview of the City's delinquent tax collection program for the period of July 1, 2022 through June 30, 2023, including both residential and commercial ad valorem tax collection, municipal court collections, and utility fee collections.

3. **Discuss items listed on tonight's City Council agenda. No action will be taken and each item will be considered during the Regular Session.**

None.

Mayor Lopez adjourned the work session at 7:00 p.m.

**REGULAR SESSION – Mayor Lopez Called to Order – Time 7:04 p.m.**

**INVOCATION AND PLEDGES OF ALLEGIANCE – Councilmember Knowlton**

**PRESENTATIONS**

**1A. Employee Service Award**

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

5 Years of Service

School Resource Officer Stephen May

**1B. Citizen Appearances/Public Comments**

Joyce Fiaccone, 3800 Labadie, Richland Hills, expressed concern regarding utility rates charged to churches and other nonprofit organizations.

Jenny Clark, 6973 Hardisty Street, Richland Hills, expressed concerns about a business on Baker Boulevard that is in Hurst but is at the entrance to Richland Hills and asked if there was anything the City could do to improve the look of the business.

**CONSENT AGENDA**

**2A. Approved minutes from the September 25, 2023 City Council Regular Meeting**

**Motion:** Motion was made by Councilmember Bledsoe and seconded by Councilmember Knowlton to approve the consent agenda.

Motion carried by a vote of 7-0.

**PUBLIC HEARINGS, MEETINGS, AND OTHER RELATED ITEMS**

**3A. Tabled Ordinance 1486-23 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3 to allow for certain alcohol related uses to be an authorized use by right or by specific use permit within specified zoning districts, and to establish conditional development standards for certain alcohol related uses, and to amend Article 8 to add definitions for certain alcohol related uses. PUBLIC HEARING**

**Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f) and 418.106(d) & (e). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting.

1. Section 551.071: Consultation with Attorney

**Motion:** Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Estep to adjourn into Executive Session at 7:15 p.m.

Motion carried by a vote of 7-0.

Mayor Lopez reconvened into open session at 7:23 p.m.

Development Services Manager Logan Thatcher presented the item to the City Council and advised that in December 2000, Richland Hills voters approved two local option elections to allow “the legal sale of beer and wine for off-premises consumption only” and “the legal sale of mixed beverages in restaurants by food and beverage certificate holders only”. In October 2000, the Planning and Zoning Commission discussed adding alcohol uses including definitions of brewery, brewpub, tap room, wine bar, and winery to the Comprehensive Zoning Ordinance in correlation with the local options but the uses were never formally approved and codified by the Planning and Zoning Commission and City Council.

Additionally, on November 7, 2023, a local option election will be held to allow “the legal sale of all alcoholic beverages for off-premise consumption only.” The proposed ordinance adds definitions and zoning specifications to the previously approved alcohol uses as well as the definition of a package liquor store.

Mayor Lopez opened the public hearing at 7:31 p.m. and asked to hear from any proponents of the case followed by opponents.

Joyce Fiaccone, 3800 Labadie, Richland Hills, advised that she had misunderstood the zoning related to proposed package liquor stores.

Mayor Lopez closed the public hearing at 7:33 p.m.

City Attorney James Donovan clarified that the upcoming election is dependent upon changes to zoning related to package liquor stores but brewhouses and other types of on-premise consumption establishments are already allowed.

Discussion ensued regarding different types of alcohol establishments along Baker Boulevard.

**Motion:** Motion was made by Councilmember Knowlton and seconded by Mayor Pro Tem Estep to table consideration of Ordinance 1486-23, a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 3 to allow for certain alcohol related uses to be an authorized use by right or by specific use permit within specified zoning districts, and to establish conditional development standards for certain alcohol related uses, and to amend Article 8 to add definitions for certain alcohol related uses until the October 23, 2023 City Council meeting and continue the public hearing.

Motion carried by a vote of 7-0.

**3B. Approved Ordinance 1487-23 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 8 to add a definition for Fleet Vehicle and to amend the definition of “Outside Storage and Display” and “Office, Administrative, Medical or Professional.” PUBLIC HEARING**

Development Services Manager Logan Thatcher presented the item to the City Council and advised that the proposed ordinance amends Chapter 90 of the Comprehensive Zoning Ordinance by adding a clear definition for Fleet Vehicle and amending definitions that reference fleet vehicles.

Discussion ensued regarding fleet versus repair vehicles as well as heavy load vehicles defined.

Mayor Lopez opened the public hearing at 7:54 p.m. and asked to hear from any proponents of the case followed by opponents.

Gene Greer, 7016-7026 Baker Boulevard, advised that he owns buildings along Baker Boulevard and his tenant has small vehicles for his business. Mr. Greer expressed concern for his tenant and the definitions in the proposed ordinance.

Mr. Thatcher confirmed that Mr. Greer’s tenant has no issues or concerns related to the proposed ordinance.

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

**Motion:** Motion was made by Councilmember Goveas and seconded by Councilmember Malone to approve Ordinance 1487-23 a zoning text amendment to Chapter 90 of the Comprehensive Zoning Ordinance of the City of Richland Hills by amending Article 8 to add a definition for Fleet Vehicle and to amend the definition of “Outside Storage and Display” and “Office, Administrative, Medical or Professional.”

Motion carried by a vote of 7-0.

**ORDINANCES & RESOLUTIONS AND OTHER RELATED ITEMS**

4. None.

**CONTRACTS, AGREEMENTS, BID AWARDS AND OTHER RELATED ITEMS****5A. Approved award of bid for parking lot and site improvements at Kate Baker Park to C. Green Scaping, LP**

City Manager Candice Edmondson presented the item to the City Council and advised that in 2019, the City Council adopted the Parks Master Plan detailing future improvements to the City's parks system. During the FY 2023 budget process, the Richland Hills Development Corporation (RHDC) and City Council approved funding for the construction of a parking lot and restroom/pavilion structure at Kate Baker Park. The restroom/pavilion structure was purchased last year, and the remaining funds have been carried forward into the FY 2024 Budget to complete the improvements.

Parkhill completed design and engineering of the parking lot and site improvements. A Request for Bids was issued on August 14, 2023 and bid proposals were opened on September 12, 2023. Seven responsive bids were received with C. Green Scaping, LP submitting the lowest responsive bid in the amount of \$275,278. RHDC approved the award of bid at their meeting held October 9, 2023 immediately prior to the City Council meeting.

Discussion ensued regarding the parking lot shown in conceptual drawings, proposed construction start date, notifying residents, and progress reports during construction.

**Motion:** Motion was made by Councilmember Goveas and seconded by Mayor Pro Tem Estep to approve the award of bid to C. Green Scaping, LP for parking lot and site improvements at Kate Baker Park in the amount of \$275,278.

The vote was as follows:

For: Mayor Lopez, Mayor Pro Tem Estep, and Councilmembers Knowlton, Malone, Alvarez, and Goveas

Against: Councilmember Bledsoe

Motion carried by a vote of 6-1.

**5B. Approved award of bid for citywide landscape services to Nico's Landscaping LLC**

City Manager Candice Edmondson presented the item to the City Council and advised that Yellowstone has been the main vendor for landscape services for Richland Hills since 2019. Their services have included mowing, edging, weed eating, pruning, managing weeds, installing mulch, and assisting with the irrigation systems throughout the city.

There have been several changes to the original scope of work since Yellowstone was awarded the bid. As such, staff issued a new Request for Proposals for citywide landscape services on August 14, 2023. Proposals were opened on September 11, 2023, with Nico's Landscape LLC as the low bidder with a bid of \$199,744. Staff conducted tours with Nico's landscape staff to confirm the scope of work and their bid pricing. Following the tour, Nico's staff was satisfied that they priced the services accurately.

Discussion ensued regarding the overall cost of the work.

**Motion:** Motion was made by Mayor Pro Tem Estep and seconded by Councilmember Knowlton to approve the award of bid for citywide landscape services to Nico's Landscaping LLC in the amount of \$199,744.

Motion carried by a vote of 7-0.

### **OTHER ITEMS FOR CONSIDERATION**

6. None.

### **REPORTS & DISCUSSIONS**

#### **7A. Water Meter Replacement Project Report**

Director of Public Works and Capital Projects Kip Dernovich provided an update on the water meter replacement project and advised that the City Council considered the project in early 2022 and awarded a contract to Performance Services Inc to replace approximately 3,100 residential and commercial water meters. The meter program began on August 15, 2022 with meter replacement beginning on March 14, 2023 and pipe inventory beginning on February 6, 2023. The project was substantially completed on August 1, 2023. Mr. Dernovich advised of staff efficiency savings and greater accuracy.

### **COMMUNITY INTEREST ITEMS**

8. Mayor Pro Tem Estep advised of several upcoming events:

- Tuesday, October 10, 2023, Richland Hills Literary Club, Public Library, 6:30 p.m.;
- Thursday, October 12, 2023,
  - Senior Lunch Bunch and Bingo, The Link, 12:00 to 2:00 p.m.;
  - Tarrant County Food Pantry, The Link parking lot, 5:30 to 7:00 p.m.;
- Friday, October 27, 2023, Tricky Treat Trail & Haunted Stack, The Link Plaza, 6:30 to 8:30 p.m.;
- November 1 through 30, Veterans Wall of Honor, The Link;
- Every Thursday, Coffee Talk, Public Library, 10:00 to 11:30 a.m.; and
- Every Thursday, Evening Storytime, Public Library, 5:30 p.m.

Mayor Pro Tem Estep advised that Texas Night Out held Tuesday, October 3, 2023 was a great success with several neighborhoods participating. Additionally, he advised that City Marketplace has new ownership and encouraged people to go.

City Manager Candice Edmondson advised that the annual State of the City meeting will be held Tuesday, November 14, 2023, at The Link.

**EXECUTIVE SESSION**

9. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183 (f) and 418.106 (d) & (e) of the Texas Government Code (Texas Disaster Act).

None.

**ADJOURNMENT**

10. A motion was made by Councilmember Malone and seconded by Councilmember Knowlton to adjourn.

Motion carried by a vote of 7-0.

There being no further business to come before the City Council, Mayor Lopez declared the meeting adjourned at 8:37 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Rawlinson, City Secretary

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Edward Lopez, Mayor