

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
JUNE 24, 2008**

**CALL TO ORDER**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:05 p.m. on Tuesday, June 24, 2008, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included: Mayor Mary Lib Saleh, Mayor Pro Tem Linda Martin, Council Members Tim Stinneford Leon Hogg, Donna Mickan, Glenn Porterfield, and Perry Bynum.

The precouncil meeting included:

- > A briefing by Bill Smith, Trinity River Authority (TRA) regarding the new 60 inch water pipeline to be constructed, which will traverse Euless, to supply water for North Texas cities;
- > An update by Geoffrey Gay, General Counsel for Cities Aggregation Power Project (CAPP), with Lloyd Gosselink Blevins Rochelle & Townsend, on the plans to purchase electrical energy for the cities belonging to CAPP;
- > A financial report from Director of Finance Vicki Rodriguez for the month of May;
- > An update regarding code compliance and new commercial developments by Director of Planning and Development Mike Collins;
- > and the review of agenda items.

The city council convened into closed session at 6:30 p.m. for deliberation regarding economic development incentives as authorized by Section 551.087 of the Texas Government Code and contemplated litigation as authorized by Section 551.071 of the Texas Government Code. They reconvened into open session at 6:55 p.m.

**COUNCIL CONSIDERATION OF SCHEDULED ITEMS - COUNCIL CHAMBERS**

The Euless City Council continued their meeting in the Council Chambers at 7:00 p.m. for the consideration of scheduled items.

**STAFF MEMBERS PRESENT**

City Manager Gary McKamie, Deputy City Manager Loretta Getchell, City Attorney Bob McFarland, City Secretary Susan Crim, Deputy City Secretary Becky Null, Director of Finance Vicki Rodriguez, Director of Public Works Ron Young, Director of Parks and Community Services Ray McDonald, Director of Planning and Development Mike

Collins, Police Chief Mike Brown, Interim Fire Chief Robert Isbell, Assistant Police Chief Bob Freeman, Assistant Police Chief Harland Westmoreland, City Engineer Robert Barker, Fleet and Facility Administrator Kyle McAdams, Public Works Manager J. T. Ackerman, Planning and Development Manager Chris Barker, Library Administrator Kate Lyon, Human Resources/Risk Manager Carolyn Marshall, Parks Manager Randy Smith, GIS Manager David Allen, Police Lt. Steve Kockos, Police Communications Supervisor Cathy Moody, Police Dispatcher Tamara Barnes, Police Dispatcher Debra Riley-Torrez, Police Administrative Secretary Carol Agee, Information Services Administrator Dan McLain, Computer Services Specialist Jake Dilliplane and Communications and Marketing Manager Betsy Deck.

## **VISITORS**

Margaret, Adam and Emily Collins, Sergeant Michael Carrigan, Nicole, Lauren and Ashleigh Carrigan, Hank and Brenda O'Neal, Iris Elliott, Beverly Springer, Jerrie Keller, Alex Horton, Jake Thomasson, Don Horton, Aram Azadpour, Keith Eggers, Mike Utzman, Carroll Scott, Esther Johnson, Billy Owens and others as noted in the visitor register.

## **INVOCATION**

Reverend Beverly Springer, Euless First United Methodist Church, gave the invocation.

## **PLEDGE OF ALLEGIANCE**

Council Member Tim Stinneford led the Pledge of Allegiance.

## **ITEM NO. 1 PRESENTATION OF EMPLOYEE OF THE MONTH FOR JULY**

Police Chief Mike Brown introduced Dispatcher Tamara Barnes and Mayor Saleh presented her with a plaque for being selected employee of the month for July. Chief Brown presented Tamara with a Silent Hero Certificate of Achievement, recently awarded to her by the State of Texas Commission on State Emergency Communications in recognition of her exemplary conduct in the field of emergency telecommunications for her professionalism, dedication, positive attitude and tireless efforts to serve the public.

## **ITEM NO. 2 PRESENTATION OF EMPLOYEE SERVICE PINS FOR JULY**

Police Chief Mike Brown introduced Police Lt. Steve Kockos and Mayor Saleh presented him with a 25-year service pin.

Mayor Saleh noted that Pat Southerland was not able to attend the meeting to receive her 10-year service pin.

**ITEM NO. 3 PRESENTATION OF FLAG**

Director of Planning and Development Mike Collins introduced his friend, U. S. Army Sergeant Michael Carrigan, who presented Mayor Saleh with a City of Euless Flag that had flown over Iraq on November 20, 2007.

**CONSENT AGENDA**

Mayor Pro Tem Martin motioned to approve Consent Agenda Items numbered 4 through 8.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Martin, Council Members Stinneford, Hogg, Mickan, Porterfield, and Bynum

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 4 AWARDED BID NO. 004-08**

Awarded Bid No. 004-08 to Horseshoe Construction, Inc., LaPorte, Texas, for the replacement of sanitary sewer mains in portions of the Fuller, Arnett, Oakwood Terrace East, Twin Creek Estates, and Oak Crest Estates additions, in the amount of \$559,933.

**ITEM NO. 5 RATIFIED THE EULESS DEVELOPMENT CORPORATION ACTION TAKEN ON JUNE 23, 2008**

Ratified the action taken by the Euless Development Corporation on June 23, 2008, for the Lease and Incentive Agreement by and between the Euless Development Corporation, the City of Euless and U. S. Concrete, Inc., and its subsidiary, Redi-Mix, L.L.C, for a regional corporate headquarters and primary job training facility.

**ITEM NO. 6 APPROVED RESOLUTION NO. 08-1284**

Approved Resolution No. 08-1284 approving a Lease and Incentive Agreement by and between the City of Euless, the Euless Development Corporation (EDC), and U. S. Concrete, Inc., and its subsidiary, Redi-Mix, L.L.C., and authorized the mayor to make modifications and execute such agreement. The agreement provides for the EDC to construct an approximately 33,000 sq. ft. building to be used as a regional corporate headquarters and primary job training facility and to lease such facility to Redi-Mix, L.L.C.

**ITEM NO. 7 APPROVED RESOLUTION NO. 08-1283**

Approved Resolution No. 08-1283 authorizing the city manager to execute an agreement with the Arbor Glen Homeowners Association (HOA) for reconstruction of emergency access and utility easements in the Arbor Glen Addition, in an amount equal

to 30% of reconstruction costs up to \$250,000, and the HOA agrees to fund all remaining reconstruction costs, estimated at \$590,100.

**ITEM NO. 8 APPROVED CITY COUNCIL MINUTES**

Approved the minutes of the Regular City Council Meeting of June 10, 2008, and the Special Called City Council Meeting of June 12, 2008.

**REGULAR AGENDA**

**ITEM NO. 9 ACCEPTED CAPITAL IMPROVEMENT ADVISORY COMMITTEE SEMI-ANNUAL IMPACT FEE REPORT FOR OCTOBER 1, 2007 - MARCH 31, 2008**

Council Member Bynum motioned to accept the Capital Improvement Advisory Committee (CIAC) Semi-Annual Impact Fee Report for October 1, 2007 through March 31, 2008.

Council Member Mickan seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Martin, Council Members Stinneford, Hogg, Mickan, Porterfield, and Bynum

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 10 HELD PUBLIC HEARING AND APPROVED SECOND AND FINAL READING OF ORDINANCE NO. 1810**

Mayor Saleh opened the public hearing at 7:25 p.m to receive public input regarding the proposed change to the existing gas franchise agreement between the City of Eules and Atmos Energy Corporation to increase the franchise fee payment to 5% of gross revenues.

There being no proponents or opponents, Mayor Saleh closed the public hearing at 7:26 p.m.

Council Member Stinneford motioned to approve the second and final reading of Ordinance No. 1810 amending the existing gas franchise agreement between the City of Eules and Atmos Energy Corporation (formerly TXU Gas) to increase the franchise fee payment to 5% of gross revenues.

Council Member Hogg seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Martin, Council Members Stinneford, Hogg, Mickan, Porterfield, and Bynum

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 11 APPROVED SITE PLAN NO. 08-02-SP**

Director of Planning and Development Mike Collins stated the applicant, Bellaire North Investments, Inc., represented by Jace Huffman, is proposing to construct a 5,996 sq. ft. building on 1.16 acres for a combination of retail and restaurant uses. The property is zoned "TX-10, Texas Highway 10 Multiuse District", with the proposed land use permitted by right. Access will be off of SH 10 and Raider Drive. The building will be 100% masonry and site landscaping meets all city requirements. Fire lane infrastructure will also be constructed on the adjacent lot to the west.

Council Member Mickan motioned to approve Site Plan No. 08-02-SP for a commercial development on Lot BR1, John Groves Addition, located on the south side of West Euless Boulevard, east of Raider Drive.

Council Member Stinneford seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Martin, Council Members Stinneford, Hogg, Mickan, Porterfield, and Bynum

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 12 PUBLIC COMMENTS**

Aram Azadpour, P. O. Box 2644, Grapevine, Texas, 76099, addressed the council with complaints about the municipal court and police department.

Mike Utzman, 316 Calvary, Euless, apologized for his comments at the last meeting about the length of time it takes to get the council minutes posted on the website. At the time, he was not aware that the minutes had to be approved by council before they were posted.

**ITEM NO. 13 REPORTS**

**STAFF REPORT**

Geographic Information Systems (GIS) Manager David Allen demonstrated the applications of GIS information he has placed on the City's website which includes as-builts, plats, utility maps and gas lease coalitions, among others. He also gave an update on the information he has gathered for the Regional GIS Cooperative and Regional NorthEast Fire Department Association (NEFDA) databases. He noted that Tarrant County wants to set up a GIS Response Team modeled after the one setup by Euless.

Council Member Bynum thanked David for the work he has done in regards to NEFDA, stating he knows first hand how valuable the information is.

### **CITY MANAGER**

City Manager Gary McKamie noted that the city offices will be closed on Independence Day, July 4<sup>th</sup>. He stated that people often take for granted the freedoms we have, and noted it is because of the sacrifices of those such as Sergeant Carrigan, who has served two tours in Iraq and Sergeant Kyle Eggers, who lost his life fighting for our freedom, as well as a disabled Viet Nam veteran in the audience. He stated they are the reason we can celebrate freedom, which does not come without a price.

### **CITY ATTORNEY**

City Attorney Bob McFarland had no report.

### **CITY COUNCIL**

Council Member Hogg thanked all the employees and specifically GIS Manager David Allen for a great presentation. He wished everyone a Happy Fourth of July.

Mayor Pro Tem Martin stated she is totally amazed at the data David Allen has in his computer and that his reports are always great. She congratulated Police Chief Mike Brown and Interim Fire Chief Robert Isbell on the great night for the police dispatchers and the awards they won. She stated it was not too long ago that everyone was concerned for Tamara Barnes' health, but she looks great now. She noted that not only was Tamara selected as a Silent Hero Award, but Mary Sanchez received the Telecommunicator of the Year, and Debra Riley-Torrez was Trainer of the Year. She congratulated Steve Kockos on receiving his 25-year service pin and stated the police department is a great, hard working family.

Council Member Mickan congratulated Tamara Barnes on being selected employee of the month and receiving the Silent Hero Award. She congratulated Pat Southerland on her 10-years of service, noting she works very hard. She congratulated Steve Kockos on receiving his 25-year service pin. She stated Eules is very fortunate to have such dedicated and experienced public servants working for the city.

Council Member Porterfield congratulated all the people recognized tonight. He stated it is a great thrill to have the opportunity to shake the hands of the people who are recognized, and he always looks forward to that part of the meeting. He stated it was also a real honor to shake the hand of Army Sergeant Carrigan who has made two tours of duty in Iraq.

Council Member Bynum noted that any time he sees a service man or woman, he goes up to them and shakes their hands. He expressed appreciation to Fleet and Facilities Administrator Kyle McAdams for the different ways he has developed to save money with the vehicles and buildings. He commended staff as a whole and urged them to keep doing what they're doing.

Mayor Saleh expressed regret that Pat Southerland could not come to the meeting to receive her 10-year service pin. Mayor Saleh noted that Debra Riley-Torrez was selected International Trainer of the Year. She announced that renovations at the library are complete and urged everyone to visit the library to see the changes.

Council Member Tim Stinneford congratulated Tamara Barnes, Pat Sutherland, and Steve Kockos on their recognitions and expressed appreciation for them. He thanked David Allen for his presentation and noted that his daughter is taking a couple of David's classes. He thanked Sergeant Carrigan and his family for the sacrifices they have made in serving our country. He thanked the fire department for coming out to his house recently in response to smoke from an appliance.

**ITEM NO. 14 ADJOURNMENT**

Mayor Saleh adjourned the meeting at 8:08 p.m.

**APPROVED:**

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Mary Lib Saleh  
Mayor

**ATTEST:**

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Susan Crim, TRMC  
City Secretary