

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
JANUARY 27, 2009**

**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, January 27, 2009, 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, Glenn Porterfield, Donna Mickan, and Perry Bynum.

**During the precouncil meeting:**

- > Mayor Saleh reported that the Tarrant County Mayors' Council meeting would be held the following week and a report would be given on Rail North Texas. She also announced upcoming HEB Chamber of Commerce activities.
- > City Secretary Susan Crim reviewed the calendar of approaching city activities and events.
- > Director of Public Works Ron Young reported that the East Harwood Road speed study data indicated that increasing the speed limit from 30 mph to 40 mph is justified from Main Street east to State Highway 360.
- > Director of Public Works Ron Young discussed the City's Drought Contingency Plan and reminded the City Council that more stringent restrictions will be required if our area continues to receive limited rainfall.
- > Director of Public Works Ron Young reported on the recent meeting held with homeowners in the Park Hill neighborhood who will be affected by the Trinity River Authority waterline replacement project.
- > Director of Planning and Development Mike Collins described the traffic regulations being proposed for the private streets in The Courtyards Addition and stated that an ordinance would be considered at a future council meeting to adopt them.
- > Director of Planning and Development Mike Collins discussed proposed changes to store front signage regulations in the City, including a new provision for a clear line of visibility from the outside of the store. It was discussed that the regulations should be considered for drive-through restaurants as well as convenience stores.

- > Director of Planning and Development Mike Collins gave an update on new commercial and residential developments in the City as well as code enforcement issues in some vacant properties.
- > The agenda items were reviewed.

The city council convened into closed session at 6:20 p.m. for deliberation regarding personnel matters concerning the city manager's and city secretary's contracts as authorized by Section 551.074 of the Texas Government Code. They reconvened into open session at 6:45 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, Associate City Attorney Paul Wieneskie, City Secretary Susan Crim, Director of Public Works Ron Young, Director of Economic Development Bill Ridgway, Director of Finance Vicki Rodriguez, Police Chief Mike Brown, Director of Planning and Development Mike Collins, City Engineer Robert Barker, Assistant Director of Planning and Development Chris Barker, Assistant Director of Finance Jackie Theriot, Public Works Manager J. T. Ackerman, Purchasing Manager Mike Lowry, Library Administrator Kate Lyon, Fire Marshal Paul Smith, Public Works Field Tech II Anthony Bailey, and Information Services Administrator Dan McLain.

### **VISITORS**

Kerry D. Caves, Lisa and Lacey Bynum, Stephen Bell, Carroll Scott, John Schleeter, and others as noted in the visitor register.

### **INVOCATION**

Reverend Stephen Bell, Pastor of The Keys Ministries, gave the invocation.

### **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Linda Martin led the Pledge of Allegiance.

### **ITEM NO. 1 PRESENTATION OF EMPLOYEE OF THE MONTH OF FEBRUARY**

Director of Public Works Ron Young introduced Public Works Field Tech II Anthony Bailey. Mayor Saleh presented Anthony with a plaque for being selected employee of the month for February.

**ITEM NO. 2 PRESENTATION OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2008**

Kerry Caves, CPA, Audit Partner with Weaver and Tidwell, L.L.P., presented the Comprehensive Annual Financial Report (CAFR) for Fiscal Year ending September 30, 2008. He stated their opinion was once again unqualified, which is the highest level of assurance they can provide. He said they did not have to record any audit adjustments, and based on their evaluation of the City's internal controls, they did not find any significant deficiencies or material weaknesses in internal controls.

**ITEM NO. 3 PRESENTATION OF QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 31, 2008**

Director of Finance Vicki Rodriguez presented the Quarterly Financial Report for the period ending December 31, 2008. She stated that the City began the year with a total operating fund balance of \$31.7 million, we have collected \$19.8 million to date and have expended \$18.9 million leaving a fund balance on December 31 of \$32.6 million. She said that overall, operating expenditures are in line with budget. She gave summaries of the financial activity in the Water and Sewer Fund and in each of the Special Revenue Funds and Debt Service Funds.

**CONSENT AGENDA**

Item No. 4 was removed from the Consent Agenda.

Mayor Pro Tem Martin motioned to approve Consent Agenda Items numbered 5 through 10.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 5 AUTHORIZED CITY MANAGER TO SEEK COMPETITIVE SEALED PROPOSALS FOR REDI MIX, LLC, REGIONAL HEADQUARTERS**

Authorized the city manager to seek competitive sealed proposals for the construction of a regional headquarters and training facility for Redi Mix, L.L.C., which was authorized through a lease and incentive agreement by and between the City of Euless, The Euless Development Corporation and U.S. Concrete and its subsidiary, Redi Mix, L.L.C.

**ITEM NO. 6 AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT EXTENSION**

Authorized the city manager to execute a contract extension with Office Depot for one year with an option to renew for two additional one-year periods for the purchase of office supplies through the U.S. Communities Government Purchasing Alliance, in the estimated expenditure of \$105,000. Pricing for the new contract reflects an increased discount of 70% off the Office Depot Catalog pricing. The previous catalog discount was 63%.

**ITEM NO. 7 ACKNOWLEDGED RECEIPT OF FY 2007- 08 ANNUAL INVESTMENT REPORT**

Acknowledged receipt of the Annual Investment Report detailing the City's investment transactions for Fiscal Year 2007-2008.

**ITEM NO. 8 APPROVED RESOLUTION NO. 09-1304**

Approved Resolution No. 09-1304, approving and adopting the Investment Policy for funds for the City of Euless.

**ITEM NO. 9 ACKNOWLEDGED RECEIPT OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2008**

Acknowledged receipt of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year ending September 30, 2008.

**ITEM NO. 10 APPROVED CITY COUNCIL MINUTES**

Approved the minutes of the Regular City Council Meeting of January 13, 2009, and Special Called Meeting of January 14, 2009.

**REGULAR AGENDA****ITEM NO. 4 AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONTRACT FOR THE DESIGN AND CREATION OF A SCULPTURE**

Council Member Stinneford motioned to authorize the Mayor to negotiate and execute a contract with Burleson-Artists for the design and creation of a sculpture for the Texas Star Golf Course and Conference Centre, in the estimated expenditure of \$95,500.

Mayor Pro Tem Martin seconded the motion.

Council Member Porterfield stated he believes artwork is a very desired element for our City and that it is important that our City be shown in the best light possible. However, many of our citizens are facing extremely tough economic times right now and the staff has been asked to operate in a much leaner way, including delaying the hiring of vacancies, and we are trying to reduce expenditures in so many ways. This particular

sculpture is estimated to cost \$95,500. It is not a matter of not having the money, because we do have the money set aside and designated for this particular artwork. In this day and time, it would be prudent for the City Council to delay this expenditure. Although it is desirable, it is not a crucial expenditure that needs to be made. A delay until financial economic times get a little better for all of us would be more appropriate.

Mayor Pro Tem Martin stated that she agrees wholeheartedly with Council Member Porterfield, but the City Council has planned, budgeted and funded this piece of artwork. It is possible to postpone it for a few years, but if we do, we may end up paying \$40,000 or \$50,000 more for it.

Council Member Stinneford stated that he agrees with both Council Member Porterfield and Mayor Pro Tem Martin. He explained that the money has been set aside in the Half Cent Sales Tax Fund and saved up over a period of years for this project. He said everyone was very happy when the City of Euless was voted "Number 34 in the 100 Best Places to Live" by *Money Magazine* and when we were voted the "Best Place To Raise Your Kids" by *BusinessWeek* magazine. He said that art is a part of that and all of the positive things done in the City are an accumulation of what has made it the City that received those honors.

Council Member Bynum stated that he is in favor of the project but that the timing was terrible. He said timing and perception mean a lot. He requested that in the future when one of the art projects are being considered, the City Council members spend more time reviewing it.

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

Nays: Council Member Porterfield

Abstentions: None

Mayor Saleh declared the motion carried.

#### **ITEM NO. 11 APPROVED RESOLUTION NO. 09-1303**

Council Member Hogg motioned to approve Resolution No. 09-1303 calling a general election for the offices of City Council Members, Place 5 and Place 6 on Saturday, May 9, 2009, and authorizing a contract with Tarrant County to furnish election services and equipment.

Council Member Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 12 ACCEPTED CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIAC) SEMI-ANNUAL REPORT**

Council Member Bynum motioned to accept the Capital Improvement Advisory Committee (CIAC) Semi-Annual Report for Impact Fee Analysis for the period of April 1, 2008 through September 30, 2008.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 13 APPROVED RECOMMENDING BID AWARD TO TARRANT COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT NO. B08-UC-48-0001-22-50**

Council Member Mickan motioned to approve recommending to Tarrant County the award of a construction contract to Hall Albert Construction Company, P. O. Box 150899, White Settlement, Texas, 76108, for the replacement of sanitary sewer main in the Oakwood Terrace West Addition, in the amount of \$46,855.05, of which Tarrant County Community Development will pay the full amount.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 14 APPROVED EXTENSION OF CONTRACT FOR CITY MANAGER**

Mayor Pro Tem Martin motioned to approve the extension of the city manager's contract for an additional year through January 31, 2011.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 15 APPROVED EXTENSION OF CONTRACT FOR CITY SECRETARY**

Council Member Stinneford motioned to approve the extension of the city secretary's contract for an additional year through January 31, 2011.

Council Member Porterfield seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 16 PUBLIC COMMENTS**

John Schleeter, 2121 Bear Creek Drive, stated that he has been impressed by the prudent spending in the City and the thought and planning that goes into it, and he appreciates the comments of Council Members. He requested the Council Members be very sensitive of the current economic situation.

Council Member Mickan stated that she is sensitive to the tight money concerns in the City and she is concerned about the citizens' response to the art project.

Mayor Pro Tem Martin pointed out that the construction of the art project will create some jobs along the way.

**ITEM NO. 17 REPORTS**

**STAFF REPORT**

There was no staff report.

**CITY MANAGER**

City Manager Gary McKamie said he appreciated the vote of confidence for the city secretary and himself, and they will continue to work very hard for the City. He stated he wanted to stress that, regarding the budget, the services to the community will not be compromised. He said his goal is to bring the budget in this year in the black without anyone in the community realizing there has been a penny cut, and with all services being performed flawlessly, just like the employees try to do every day.

**CITY ATTORNEY**

Associate City Attorney Paul Wieneskie stated that he was glad to have the opportunity to attend the council meeting while City Attorney Bob McFarland is in Austin for the Legislative Session.

**CITY COUNCIL**

Council Member Porterfield stated that he was glad Anthony Bailey was chosen Employee of the Month. He said he appreciated Director of Finance Vicki Rodriguez giving the monthly financial report in the main council meeting instead of the precouncil meeting. He said that, although the numbers were not what he would have liked, her presentation was very good.

Council Member Mickan congratulated Anthony Bailey on being Employee of the Month and thanked Vicki Rodriguez for her financial report.

Mayor Pro Tem Martin congratulated Anthony Bailey and reminded everyone of the Town Hall meeting scheduled for Thursday night at 7:00 p.m. She thanked the citizens who came out for the meeting.

Council Member Stinneford congratulated Anthony Bailey and thanked Vicki Rodriguez for her report. He stated that the citizens should be so pleased that we have a Finance Department that we know we can trust. He mentioned the community involvement and volunteers and reported that the Community Emergency Response Team (CERT) had a training session the past week on disaster evaluations. He said it is neat that we have volunteers in the City who will join together with the staff to make it what it is.

Council Member Bynum announced that he will seek re-election to his position on the City Council in the May 9 election. He said he respects the other members of the City Council and he believes that as a group they try to do the right thing.

Mayor Saleh thanked the citizens who came out for the council meeting and congratulated Gary McKamie and Susan Crim on the extension of their contracts.

**ITEM NO. 18 ADJOURNMENT**

Mayor Saleh adjourned the meeting at 7:52 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Susan Crim, TRMC  
City Secretary