

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
TUESDAY, SEPTEMBER 8, 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, September 8, 2009, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included: Mayor Mary Lib Saleh, Mayor Pro Tem Tim Stinneford, Council Members Leon Hogg, Donna Mickan, Glenn Porterfield, and Perry Bynum. Council member Linda Martin arrived at the meeting at 7:15 p.m. and was excused from the meeting at 7:35 p.m.

During the Precouncil meeting:

- Mayor Mary Lib Saleh reported on the installation of the Bird's Fort Peace Treaty statues, titled '*At Peace*', at the Texas Star complex.
- City Secretary Susan Crim announced upcoming city activities and events.
- Communications and Marketing Director Betsy Deck reported on the updates to the Government Access Channel. She stated that several low cost public service announcements will be added to the lineup as well as programs produced by the Texas Parks and Wildlife Commission, Shamu TV, and the National Wildlife Federation.
- Director of Public Works Ron Young reported on the Trinity River Authority waterline update.
- Assistant Police Chief Bob Freeman reported on the H1N1 flu and the city's response plan.
- Director of Parks and Community Services Ray McDonald reported on the Midway Recreation Center renovation project. He added that the project includes the renovation of the restroom and shower facilities, a new roof, installation of energy efficient windows, and minor remodeling to some of the rooms that will need to be completed prior to the construction of the Senior Citizen Center.
- Deputy City Manager Loretta Getchell reported on the passage of Senate Bill 575, related to Crime Control and Prevention Districts (CCPD) and specifically the collection of sales tax on residential gas and electric services. She reported that the bill is effective January 1, 2010, and the city had planned to commence assessing the tax January 1, 2010. However, the Comptroller's office has advised that a resolution adopted prior to January 1, 2010, will not be accepted.

She advised that a Crime Control and Prevention District Board meeting will be held after January 1, 2010, followed by action by the Council, with the tax to be assessed effective April 1, 2010.

- Texas Star General Manager Glenda Hartsell Shelton distributed copies of the September 2009 issue of "DFW Links" and stated that the Texas Star Golf Course was given a positive review in the issue.
- City Manager McKamie announced the upcoming golf tournament benefitting Euless Revitalization, and stated that the next agenda will include an item for the Council to consider reauthorizing the Euless Revitalization program, including funding.
- Finance Director Vickie Rodriquez, in response to questions raised at the prior precouncil meeting, presented the Council with a map delineating changes in property values by neighborhood, and also reported that the Harmony Science Academy is leasing space and that the property is not tax exempt.
- Director of Public Works Ron Young gave an update on the Texas Department of Transportation public hearing held on August 25 and reported that funding is still not available for the construction of SH183 from the SH121 split to SH161. They do have environmental clearance for that portion, so they can begin right-of-way acquisition when funding becomes available.

CLOSED SESSION

The City Council convened into closed session at 6:25 p.m. for deliberation regarding real property related to the lease of city property (Kitty House Survey, A-678) as authorized by Section 551.072 of the Texas Government Code. The Council reconvened into open session at 6:37 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 Kim Sutter
Planning and Development Director Chris Barker
Director of Economic Development and Administrative Services Mike Collins
Fire Chief Robert Isbell
Director of Parks and Community Services Ray McDonald

Director of Finance Vicki Rodriguez
Director of Public Works Ron Young
Assistant Police Chief Bob Freeman
Assistant Police Chief Harland Westmoreland
Public Works Manager J.T. Ackerman
Communications and Marketing Manager Betsy Deck
Texas Star General Manager Glenda Hartsell-Shelton
Library Administrator Kate Lyon
Human Resources/Risk Administrator Carolyn Marshall
Athletic Coordinator Ryan Alexander
Texas Star Chef John Aritua
Field Tech II Anthony Bailey
City Engineer Robert Barker
Computer Services Specialist Brett Bennett
Senior Police Officer Brian Brennan
Firefighter II / Paramedic David Cooper
Senior Planner Stephen Cook
Recreation Superintendent Michael Davenport
Firefighter Cody Delmere
Recreation Specialist Diane Eggers
Police Lieutenant Steve Eskew
Office Technician Amber Fanning
Fire Inspector Vernon Gilmore
Police Lieutenant Joe Kraft
Police Sergeant Gary Landers
Office Technician Lloyd Marlowe
Police Records Clerk Jolie McManus
Firefighter, Driver/Paramedic Jacob Smith
Fire Captain Keith Smith
Fire Lieutenant / Paramedic Kip Smith
Fire Marshall Paul Smith
Firefighter II / Paramedic Shawn Soule

VISITORS

Don Harton	Carroll Scott
Kathy Nolte	Jack Thomasson
Susan Rogers	

INVOCATION

Reverend Eddie Adams, Pastor, Calvary Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Perry Bynum led the Pledge of Allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS

Fire Chief Robert Isbell introduced Vernon Gilmore, Fire Inspector II, Fire Department. Mr. Gilmore was joined by his wife, Cindy Gilmore, Fire Lieutenant / Paramedic Kip Smith, Fire Marshal Paul Smith, Firefighter, Driver/Paramedic Jacob Smith, Fire Captain Keith Smith, Firefighter Cody Delmere, Firefighter II / Paramedic David Cooper, and Firefighter II / Paramedic Shawn Soule. Council Member Perry Bynum presented Mr. Gilmore with a 5-year service pin.

Deputy City Manager Loretta Getchell introduced Ron Young, Director of Public Works and Engineering. Council Member Glenn Porterfield presented Mr. Young with a 10-year service pin.

Director of Public Works and Engineering Ron Young introduced Anthony Bailey, Field Tech II, Public Works. Council Member Mickan presented Mr. Bailey with a 10-year service pin.

Assistant Police Chief Bob Freeman introduced Amber Fanning, Office Technician, Police Department. Amber was joined by her husband, Dudley, daughter, Chelsea, son Brendan, mom, Vickie, and dad, Ken. Council Member Leon Hogg presented Ms. Fanning with a 10-year service pin.

City Manager Gary McKamie introduced Ray McDonald, Director of Parks and Community Services. Mr. McDonald was joined by Recreation Superintendent Michael Davenport, Office Technician Lloyd Marlowe, and Athletic Coordinator Ryan Alexander. Mayor Pro Tem Stinneford presented Mr. McDonald with a 15-year service pin.

Texas Star General Manager Glenda Hartsell-Shelton introduced John Aritua, Kitchen Manager/Chef, Texas Star. Council Member Linda Martin presented Mr. Aritua with a 10-year service pin.

ITEM NO. 2. PRESENTATION OF PROCLAMATION

Mayor Saleh presented a proclamation to Assistant Police Chief Bob Freeman and Police Lieutenant Joe Kraft recognizing and proclaiming September 2009 as National Preparedness Month.

CONSENT AGENDA *(Items 3 thru 6)*

Council Member Stinneford motioned to approve Consent Agenda Items numbered 3 thru 6.

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 3. AWARD OF REQUEST FOR PROPOSAL NO. 009-09

Approved re-insurance coverage for the City's health insurance program for October 1, 2009 to September 30, 2010 to Gerber Life/IAT.

ITEM NO. 4. APPROVAL OF RESOLUTION NO. 09-1319

Authorized participation in the PARS Public Agencies Post-Retirement Health Care Plan Trust to fund post employment benefits.

ITEM NO. 5. AWARD OF BID NO. 010-09

Approved the annual contract for fertilizer and chemicals for Texas Star Golf Course to:

- 1) Estes, Inc. - Fungicide item #1; Herbicide items #1 and 6; and Other items #1,2,3,4,5,6, and 8;
- 2) UAP - Fungicide items #2 and 3; Herbicide items # 2,3,4,7,8,and 9; Insecticide items #1,2,and 4; and
- 3) Helena Chemical Company - Herbicide item #5; Insecticide item #3; and Other item #7.

The total estimated expenditure for all chemicals and fertilizer is \$81,784.

ITEM NO. 6. APPROVAL OF CITY COUNCIL MINUTES

Approved the minutes of the Regular Meeting of August 25, 2009.

REGULAR AGENDA

ITEM NO. 7. APPROVAL OF SITE PLAN NO. 09-03-SP

Director of Planning and Development Chris Barker addressed the Council regarding the case, and stated that the applicant is seeking approval of the site plan for construction of a new 15,980 square foot addition to the Legend Healthcare skilled nursing facility located at 900 Westpark Way. He stated that the case was heard and approved by the Planning and Zoning Commission by a vote of 7-0.

Mr. Pann Sribhen, PSA Engineering, LLC., representing the applicant, was present to address questions from the Council.

Council Member Mickan motioned to approve Site Plan No. 09-03-SP, for Commercial Development (Westpark Nursing Center Addition) located at 900 Westpark Way, Block A, Lot 1 and portion of James M Matson Survey, A-1080, Tract 3D.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 8. APPROVAL OF FIRST AND FINAL READING OF ORDINANCE NO. 1859

Finance Director Vicki Rodriguez addressed the Council regarding the tax rate. She stated that the City has been fortunate to see its tax base expand from just under \$1 billion in Fiscal Year 1995 to \$2.73 billion for FY 2009. However, for FY 2010, the tax base dropped to \$2.67 billion, which is a 3% decrease from the prior year. This was the first time in 15 years that the City experienced a decrease in appraised values. The largest decline came from commercial properties.

Over the same period of time, Euless' tax rate has declined steadily from a high of \$0.616 in 1995 to a proposed rate of \$0.47 for FY 2010, which the city has maintained for the last 3 years.

The tax rate is made up of 2 components; a debt component and an operations component. The debt component has reduced from a high of \$0.1636 in 1995 to \$0.1092 in 2010. This reduction is due in part to the City Council's strategy of using car rental funds to reduce the city's need for additional debt by cash flowing capital improvement projects when possible. State law requires that the City levy a tax rate sufficient to pay the required debt on outstanding bonds and the remainder of the tax rate is used to fund the City's general fund operations. The operation component has dropped significantly since 1995.

Euless has seen the average home value rise in the last few years due to the construction of several new housing additions with substantially higher selling prices. Although we have seen a slowdown in this market during the current fiscal year, these new subdivisions have pushed the average home value from \$139,874 last year to the current value of \$141,846. Based on the average home value of all residential property within the City of Euless of \$141,846, after applying a 20% homestead exemption, the annual taxes paid to the city of Euless would be \$533.34.

The average home value for properties occupied by senior citizens in the City of Euless is \$124,936 and after applying the 20% homestead exemption and the \$35,000 senior

citizen exemption, the taxes owed on the average value of a senior citizens home will be \$305.26 annually. This amount may be further reduced due to the fact that Euless has passed a freeze on senior citizen taxes. This means that when an individual reaches age 65, taxes will be frozen and the citizen will never pay more than the frozen amount.

Euless is just one of the taxing entities included on the overall tax bill. The proposed tax rate for all entities for Fiscal Year 2010 is \$2.40 per \$100 assessed value for those citizens located in the Hurst-Euless-Bedford Independent School District and approximately \$2.395 for those located in the Grapevine-Colleyville Independent School District. The school district represents the largest portion of the total tax bill at 54% of the total; the city comprises 19%, the county 11%, the hospital 10%, and the community college 6%.

The proposed tax rate will remain unchanged at \$0.47 and the city's FY2010 approved budget provides for the continuation of all existing services.

Council Member Martin motioned to approve the first and final reading of Ordinance No. 1859, setting a tax rate of \$0.47 for the City of Euless for tax year 2009.

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 9. APPROVAL OF FIRST AND FINAL READING OF ORDINANCE NO. 1860

Council Member Hogg motioned to approve the first and final reading of Ordinance No. 1860, adopting the tax roll for 2009.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 10. APPROVAL OF FIRST AND FINAL READING OF ORDINANCE NO. 1863

Mayor Pro Tem Stinneford motioned to approve the first and final reading of Ordinance No. 1863, amending Chapter 26, "Emergency Services", Article II, "Alarm Systems" providing requirements and procedures for registration and operation of alarm systems and amending Chapter 30 "Fees", Sections 30-1 and 30-2.

Council Member Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 11. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 12. REPORTS

Director of Public Works and Engineering Ron Young reported on *A Decade of Progress*, and reviewed accomplishments of the Public Works and Engineering department over the past 10 years. He reported on improvements and projects related to streets, drainage, sidewalks, streetlights, monument signs, flashing school zone signs, street name signs, signals, water mains, water tower maintenance, animal shelter renovations, new public works facility, as well as assistance provided with interdepartmental projects, including the parking lot connections at city buildings, golf course enhancements, trail connections and enhancements, and library curb stops.

CITY ATTORNEY

City Attorney Bob McFarland had no report.

CITY MANAGER

City Manager McKamie commended Director of Public Works and Engineering Young on his report and expressed his appreciation to Ron and his staff. He especially thanked Mr. Young for the emphasis he has placed on safety and for the great job he has done managing his capital improvement budget.

CITY COUNCIL

Council Member Mickan congratulated all employees who received a service pin at tonight's meeting and expressed her appreciation to Director of Public Works and

Engineering Young for his report delineating the accomplishments of the department over the past 10 years.

Council Member Porterfield expressed his appreciation to all employees of the city, and encouraged city staff to promote the City's accomplishments to its residents through reports like Ron Young presented tonight.

Council Member Bynum expressed his support for the City's H1N1 response plan, and encouraged all citizens and employees to review the information available on the Center for Disease Control website and obtain good information regarding the H1N1 virus.

Mayor Pro Tem Stinneford stated that he and his wife, Faye, are celebrating their 30th wedding anniversary today.

Mayor Saleh expressed her appreciation to staff for a great tax rate and a good year.

ITEM NO. 13. ADJOURN

Mayor Saleh adjourned the meeting at 7:56 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Susan Crim, TRMC
City Secretary