

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
TUESDAY, OCTOBER 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, October 27, 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, Linda Martin, Donna Mickan, and Perry Bynum. Council Member Glenn Porterfield was absent.

During the Precouncil meeting:

- Mayor Mary Lib Saleh stated that she attended the Texas Municipal League (TML) annual conference and exhibition held in Fort Worth. She advised that the new TML president is the Mayor of Amarillo, Debra McCartt, and Mayor Robert Cluck, Arlington, is serving as the President-elect. Mayor Saleh reported that Council Member Porterfield was in the hospital recuperating from knee surgery.
- City Secretary Susan Crim reminded the Council Members of upcoming city activities and events.
- Texas Star General Manager Glenda Hartsell-Shelton announced that the golf course and grill will close on Sundays at 6:00 p.m. beginning November 8, and will close at 7:00 p.m. on October 31, 2009. She introduced Mr. Dan Walden as the new golf pro at Texas Star and advised that he will report to work on November 5 and that a reception will be held on November 12 to introduce Mr. Walden.
- City Manager Gary McKamie addressed the Council regarding the Tarrant Appraisal District Board of Directors nominations, and advised that Euless' two nominees have decided not to seek reappointment to the Board. Mr. McKamie recommended Tommy Brown and John Fegan for consideration by the City Council. A resolution giving the City Council the opportunity to cast their votes will be on the November 10 agenda.
- Director of Public Works Ron Young presented a storm water management update to the City Council. Mr. Young advised that a Storm Water Management Program plan was submitted to Texas Commission on Environmental Quality (TCEQ) at the end of 2007, and the six elements of the plan include 1) public education and outreach; 2) public involvement; 3) illicit discharge detection and elimination; 4) construction site storm water runoff control; 5) post construction storm water management; and 6) good housekeeping for municipal operations.

- Director of Public Works Ron Young addressed the City Council regarding the Groundwater Conservation District. He advised that the City is required to submit a Ground Water Management plan by next summer, and the estimated cost to develop a plan is \$40,000. Mr. Young stated that funding has been requested from the Water Development Board, Hillwood has agreed to contribute \$5,000, and the Board will recommend that each participating entity contribute toward the cost of the plan development. Additionally, the Benbrook City Attorney has volunteered to supervise development of the plan. The participating entities contribution is expected to be announced at a November 5, 2009, meeting.
- Director of Planning and Development Chris Barker provided an update related to the issuance of residential and commercial construction permits for the month. Additionally, Mr. Barker provided an implementation plan update related to the new sign ordinance, which includes letters to over 700 businesses and on-site visits. City Manager McKamie added that the city is working with the property owner relative to the sale of the property at State Highway 121 at FM 157 in an effort to amend the Federal Emergency Management Agency map.
- Finance Director Vicki Rodriguez advised the City Council that the Investment Committee is reviewing investment options with regard to the PARS Trust, and will present a recommendation to the City Council in November. City Manager McKamie added that a return of seven percent a year is needed and cannot be accomplished under the current investment strategy. The Investment Committee consists of Mayor Saleh, City Manager McKamie, Deputy City Manager Getchell, and Finance Director Rodriguez.
- Finance Director Vicki Rodriguez advised the City Council that staff is working on closing out the 2008-2009 fiscal year and a yearend report will be provided to the Council in November.
- Texas Star General Manager Glenda Hartsell-Shelton and Director of Parks and Leisure Services Ray McDonald reported that rain has negatively affected the use of the facilities at not only the golf course, but also the Parks at Texas Star and Softball World.
- City Manager McKamie updated the City Council on the progress of the Senior Citizens Center, and advised that the project will be released for bid in November and awarded in January 2010.
- Fleet and Facilities Administrator Kyle McAdams updated the City Council on the construction progress of the Redi-Mix facility, and advised that the work on the outside of the facility will be complete by the first of December. Additionally, Mr. McAdams provided an update on the installation of lighted signs at Main Street and Highway 10 and State Highway 183 at State Highway 121. The signals at those two intersections are operated by the State and the City will work with State on the installations.

- Public Works Director Ron Young addressed the City Council regarding the Trinity River Authority (TRA) water line. Mr. Young advised that the 60" transfer service main at Park Hill Drive and Eva Lane has been installed and repair and clean up are needed.

- City Manager McKamie reviewed the Regular Agenda Items.

CLOSED SESSION

The City Council convened into closed session at 6:20 p.m. for deliberation regarding real property related to right-of-way acquisition (Hurricane Creek); Cresthaven; and Oakwood Terrace Addition, Block 15, Lot A10 as authorized by Section 551.072 of the Texas Government Code. The City Council reconvened into open session at 6:50 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
Police Chief Mike Brown
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
Texas Star General Manager Glenda Hartsell-Shelton
Library Administrator Kate Lyon
Fleet and Facilities Administrator Kyle McAdams
Information Services Administrator Dan McLain
Communications and Marketing Manager Betsy Deck
City Engineer Robert Barker
Computer Services Specialist II Jake Dilliplane
Senior Police Corporal Todd Murphree

VISITORS

Lisa Bynum	Jerrie Keller	John Schleeter
Iris Elliott	Amy Murphree	Jake Thomasson
Nathan Gardner	Susan Rogers	Reid Vaenuku
Darrel Knobloch	Fern Romine	Keio Vaenuku

INVOCATION

Police Chief Mike Brown gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Donna Mickan led the Pledge of Allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR NOVEMBER

Police Chief Brown introduced Senior Police Corporal Todd Murphree. His wife, Amy, and Assistant Police Chief Bob Freeman, joined Senior Police Corporal Murphree.

Mayor Saleh presented Senior Police Corporal Murphree with a certificate and plaque commemorating his selection as Employee of the Month for November.

CONSENT AGENDA (items 2 through 5)

Mayor Pro Tem Stinneford motioned to approve Consent Agenda Items numbered 2 through 5.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 2. AUTHORIZED CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT

Authorized the City Manager to execute an Interlocal Purchasing Agreement with Collin County Cooperative for goods and services.

ITEM NO. 3. AUTHORIZED THE PURCHASE OF READY-MIX CONCRETE

Authorized the purchase of ready mix concrete from Redi-Mix Concrete, Euless, Texas through a City of Irving contract with the Collin County Cooperative.

The total estimated annual expenditure is \$150,000.00.

ITEM NO. 4. AUTHORIZED THE PURCHASE OF AN ARTICULATED WHEEL LOADER

Authorized the purchase of an articulated wheel loader (Case Model 621E) from Hi-Way Equipment Company, Euless, Texas, through the Houston-Galveston Area Cooperative (HGAC) Purchasing Program. The purchase is part of the scheduled replacement cycle for the Public Works department.

The total estimated expenditure is \$122,276.00.

ITEM NO. 5. APPROVED CITY COUNCIL MINUTES

Approved the minutes of the regular City Council Meeting of October 13, 2009.

REGULAR AGENDA

ITEM NO. 6. AUTHORIZED THE MAYOR TO EXECUTE A PIPELINE RIGHT-OF-WAY AND EASEMENT AGREEMENT

Council Member Mickan motioned to authorize the Mayor to execute a pipeline right-of-way and easement agreement with Barnett Gathering, L.P. on a city-owned 10.4 acre tract of land located on a portion of the Kitty House Survey, Abstract 678, Fort Worth, Texas, Tarrant County and adjacent to the Texas Star Golf Course, west of hole number 15.

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 7. APPROVAL OF SITE PLAN NO. 08-13-SP

Planning and Development Director Chris Barker presented the case to the City Council. Mr. Barker advised that the case involves a 3.08 acre parcel located on South Pipeline Road West, west of Westpark Way, and the parcel is zoned I-1 industrial zoning district.

The immediately adjacent parcel to the east of the subject property is developed with an industrial use (Ferguson Enterprises). The parcel adjacent to the west of the subject property remains undeveloped.

The applicant intends to construct four leasable flex warehouse buildings totaling 43,500 square feet with associated and required parking, landscaping and public improvements. The buildings will feature 100% masonry construction utilizing concrete tilt walls with a decorative concrete band cast into the panels. Ingress and egress to the site will be provided off South Pipeline Road West. The applicant intends to develop the property in a phased construction (four phases), building the leasable warehouse space in stages beginning with the building closest to the frontage along South Pipeline Road West. Subsequent buildings will be built in-line with the first structure. Approval of the site plan will encompass all four intended buildings.

The applicant has provided adequate landscaping, parking, accessibility, and emergency and utility easements to accommodate the ultimate build out of the site. Proposed utility construction will adequately service the intended use of the property. The applicant has applied for and was granted a preliminary plat (Case No. 08-02-PP) for the property

concurrently with this site plan submittal. Once the public infrastructure has been installed and accepted by the City, a final plat will be required, finalizing the subdivision. The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements.

Mayor Pro Tem Stinneford motioned to approve Site Plan No. 08-13-SP for Commercial Development (Warehouse) located on John A. Groves Survey, A-599, Tracts 3G and 3G1 at 2622 South Pipeline Road West.

Council Member Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 8. CONSIDER BOARD AND COMMISSION APPOINTMENTS

Council Member Martin motioned to approve the following appointments to the various boards and commissions:

<u>BOARD/COMM</u>	<u>NAME</u>	<u>PLACE</u>	<u>TERM EXPIRES</u>
ANIMAL SHELTER	Gayla Maas, DVM		
ADVISORY BOARD	Michelle Watson		
CIVIL SERVICE COMMISSION	Robert Bouse	3	12/31/2012
EULESS DEVELOPMENT CORPORATION	Sonja Adams	1	12/31/2011
	Wayne Marrs	2	12/31/2011
	Carmen Deithloff	3	12/31/2011
	Mayor Mary Lib Saleh	4	12/31/2011
	Council Member Linda Martin	5	12/31/2011
	Council Member Glenn Porterfield	6	12/31/2011
	Mayor Pro Tem Tim Stinneford	7	12/31/2011
HISTORICAL PRESERVATION COMMITTEE	Betty Fuller	Chair for 2010	
	Sue Stover	Vice Chair for 2010	
	Barbara Collier		
	Leah Bennett		
LIBRARY BOARD	Betty Fuller	1	12/31/2011
	Mike McGehee	3	12/31/2011
	Adriane Weinstein	6	12/31/2011

PARKS &	John Raab	2	12/31/2011
LEISURE	Randy Jones	3	12/31/2011
SERVICES	Alex Horton	6	12/31/2011
	Johnson Obamehinti	Alt. 1	12/31/2010
	Darrel Knobloch	Alt. 2	12/31/2011
PLANNING &	George Zahn	1	12/31/2011
ZONING	Monty Huffman	2	12/31/2011
COMMISSION	LuAnn Portugal	3	12/31/2011
ZONING BOARD	Robert Wooldridge	1	12/31/2011
OF ADJUSTMENT	Bryon DeVries	2	12/31/2011
	David Brown	Alt. 1	12/31/2011
CITYHEALTH AUTHORITY	Robert Tafel, M.D.		12/31/2011

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 9. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 10. REPORTS

STAFF REPORT

Texas Star Golf Course General Manager Glenda Hartsell-Shelton presented the Texas Star Golf Course Maintenance Report. She reviewed the daily and weekly routine of the maintenance staff, and stated that the maintenance crews' daily duties include mowing of the greens and tee boxes, changing 18 cups, moving and resetting 144 tee markers, hand raking 48 bunkers, filling 13 water coolers, emptying 22 trash containers, cleaning, stocking and maintaining 6 restrooms, daily maintenance of the clubhouse grounds, as well as any emergency fixes that arise. On a weekly basis, the crews edge and trim 6 miles of cart path and over 128 acres around fencing, trees, and fence posts, as well as the mowing of 100 acres of rough and 37 acres of fairway twice a week. In addition, the crew performs seasonal cleanup, maintenance on small and large drainage issues, unplanned maintenance, and special projects.

CITY ATTORNEY

No report given.

CITY MANAGER

City Manager Gary McKamie reported that the Texas Star Golf Course and Ravens Grill will close at 6:00 p.m. on Sundays beginning November 8, and will close at 7:00 p.m. on October 31, 2009.

CITY COUNCIL

No report given.

ITEM NO. 11. ADJOURN

Mayor Saleh adjourned the meeting at 7:23 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Susan Crim, TRMC
City Secretary