

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
TUESDAY, NOVEMBER 9, 2010**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:05 p.m. on Tuesday, November 9, 2010, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Council Members Tim Stinneford, Leon Hogg, Donna Mickan, Perry Bynum, and Council Member Glenn Porterfield arrived at 4:30 p.m. Mayor Pro Tem Linda Martin was out of town.

During the Precouncil meeting:

- Council Member Leon Hogg stated that he attended a ribbon cutting at the HEB Chamber of Commerce for a Mary Kay Cosmetics consultant located in Euless.
- Council Member Donna Mickan advised that she and others attended the HEB Independent School District Education Foundation's third annual Hall of Fame Banquet at which six new members were inducted.
- City Manager Gary McKamie asked that everyone keep Don Martin, spouse of Mayor Pro Tem Linda Martin and city employee T.J. Donoghue, as well as the family of Robert Pippin who passed away over the weekend, in their thoughts and prayers. He added that Robert Pippin served on the City Council from 1976 to 1986.
- City Manager McKamie introduced Tim Coltart, Vice President of Capital Realty and Dan Quinto, President of Roaring Brook Development.

Mr. Coltart presented the proposed concept plan, project goals and proposed uses for a potential urban mixed used development to be located at State Highway 183 and State Highway 360.

- Director of Public Works Ron Young advised the City Council of the emergency repairs related to the Fuller well. He stated that if the well can be repaired, the cost is expected to exceed \$50,000. An item has been included on the agenda to ratify the actions of the City Manager to expend the funds as preliminary work has already begun to bring the well back on-line.
- Director of Economic Development Mike Collins addressed the City Council regarding the Texstar Cove Addition Development Agreement, specifically as it relates to the masonry wall to be located between the development and the Texas Star Golf Course.
- Texas Star General Manager Glenda Hartsell-Shelton advised the City Council that *Avid Golfer* gave the Texas Star Golf Course the number one position when designating the top 5 luxury courses in their "Best of Public Golf" rankings.
- City Manager McKamie, Texas Star General Manager Glenda Hartsell-Shelton, Library Administrator Kate Lyon, and Parks and Community Services Director Ray McDonald reviewed the winter/holiday operating hours for their respective facilities.

- Director of Parks and Community Services Ray McDonald addressed the City Council regarding the upcoming Christmas Parade to be held on Saturday, December 4, 2010, 6:30 p.m.
- Director of Finance Vicki Rodriguez stated that car rental sales tax was up by eight percent for the month of September, closing fiscal year 2010 at two percent below budget projections.
- City Manager McKamie advised the City Council that the Senior Center is expected to open in mid-December, and a grand opening event will be held in February 2011 for the entire Midway Park Family Life Center.
- City Manager McKamie reviewed the regular agenda items.

CLOSED SESSION

The City Council convened into closed session at 6:40 p.m. for deliberation regarding the following:

- Real property as authorized by Section 551.072 of the Texas Government Code related to:
 - Lease of City Property
- Economic development negotiations as authorized by Section 551.087 of the Texas Government Code related to:
 - Glade Parks

The City Council reconvened into open session at 6:58 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 consideration of scheduled items.

STAFF MEMBERS PRESENT

City Manager Gary McKamie
Deputy City Manager Loretta Getchell
William M. McKamie, Interim City Attorney
City Secretary Susan Crim
Deputy City Secretary Kim Sutter
Director of Planning and Development 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 Public Works and Engineering Ron Young
Director of Finance Vicki Rodriguez

Assistant Police Chief Bob Freeman
 Assistant Police Chief Harland Westmoreland
 Library Administrator Kate Lyon
 Fleet and Facility Administrator Kyle McAdams
 Information Services Administrator Dan McLain
 Human Resources/Risk Administrator Carolyn Marshall
 Public Works Manager J.T. Ackerman
 Texas Star General Manager Glenda Hartsell-Shelton
 Computer Support Specialist Brett Bennett
 Leadman Ruben Cardenas
 Senior Planner Stephen Cook
 Police Lieutenant Steve Eskew
 Fire Inspector II Vernon Gilmore
 Public Works Field Tech Kenneth Gunn
 Senior Police Officer Robert Harper
 Police Records Supervisor Michele Hastings
 Police Records Clerk Ashlea Hill
 Public Works Foreman Herby Joseph
 Police Lieutenant Steve Kockos
 Police Lieutenant Joe Kraft
 Police Sergeant Gary Landers
 Human Resources/Benefit Tech Anniece McKanna
 Public Works Foreman Jeff Murphy
 Police Lieutenant Wayne Pavlik
 Fire Training Officer / Paramedic Dale Skinner
 Public Works Foreman Kenny Spargur
 Human Resources/Benefit Tech Zella Stierwalt
 Police Dispatcher Mary Weber
 Police Lieutenant John Williams

VISITORS

Bill Byers	Tammy Hill	Carroll "Scotty" Scott
Randy Byers	Patricia Hill	Barney Snitz
Darl Easton	Jerrie Keller	Jake Thompson
Iris Elliott	Paula McKamie	Helen Voss
Linda Groth	Billy Owens	
Thomas Hill	David Pettit	

and others as noted in the visitor register.

INVOCATION

Director of Finance Vicki Rodriguez gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Tim Stinneford led the Pledge of Allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS

Director of Public Works Ron Young introduced Kenneth Gunn, Field Tech I, Public Works. Kenneth was accompanied by Public Works Foreman’s Kenny Spargur, Jeff Murphy, and Herby Joseph, Leadman Ruben Cardenas, and Public Works Manager J.T. Ackerman. Council Member Tim Stinneford presented Kenneth with a pin commemorating his 5 years of service with the City.

Deputy City Manager Loretta Getchell introduced Carolyn Marshall, Human Resources/Risk Administrator. Council Member Glenn Porterfield presented Carolyn with a pin commemorating her 5 years of service with the City.

Police Chief Mike Brown introduced Ashlea Hill, Police Records Clerk. Ashlea was accompanied by her dad, Thomas Hill, mother, Tammy Hill, grandmother, Patricia, and fiancé, Robert Harper. Council Member Leon Hogg presented Ashlea with a pin commemorating her 5 years of service with the City.

Police Chief Mike Brown introduced Mary Weber, Dispatcher. Mary was joined by members of the Police and Fire Departments. Council Member Perry Bynum presented Mary with a pin commemorating her 5 years of service with the City.

Police Chief Brown introduced Harland Westmoreland, Assistant Police Chief. Chief Westmoreland was accompanied by his family as well as members of the Police Department. Mayor Saleh presented Harland with a pin commemorating his 35 years of service with the City.

ITEM NO. 2. PRESENTATION OF CERTIFICATES TO FIRE PREVENTION POSTER WINNERS

Fire Chief Robert Isbell gave a brief history on the Fire Safety Poster Contest and Fire Inspector II Vernon Gilmore and Fire Training Officer / Paramedic Dale Skinner introduced the grand prize winners for each grade level:

- First Grade: Sophie Smith (Wilshire Elementary)
- Second Grade: Cindy Zou (Bear Creek Elementary)
- Third Grade: Gabby Lucas (Midway Park Elementary)
- Fourth Grade: Joshua Seo (Bear Creek Elementary)
- Fifth Grade: Inaara Tharani (Bear Creek Elementary)
- Sixth Grade: Hannah Morrison (North Euless Elementary)

Mayor Saleh and Council Member Donna Mickan presented each grand prize winner with a certificate and a goodie bag.

CONSENT AGENDA (Items 3 through 7)

Council Member Mickan motioned to approve Consent Agenda items number 3 through 7.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 3. RATIFIED CITY MANAGER ACTION TO PROCEED WITH EMERGENCY REPAIRS TO THE WELLS LOCATED AT 1400 NORTH MAIN STREET AND 118 WEST FULLER DRIVE

Ratified City Manager action to proceed with emergency repairs to the wells located at 1400 North Main Street and 118 West Fuller Drive.

ITEM NO. 4. AUTHORIZED THE MAYOR TO EXECUTE AN EASEMENT AGREEMENT WITH ONCOR ELECTRIC DELIVERY COMPANY

Authorized the Mayor to execute an easement and right-of-way agreement with Oncor Electric Delivery Company on city owned property at the City Hall Complex for the installation of an emergency generator.

ITEM NO. 5. APPROVED RENEWAL OF BID NO. 001-08

Approved renewal of Bid No. 001-08 for professional employee leasing at Texas Star Golf Course, Conference Centre and Raven's Grille for a period of one year.

The estimated annual expenditure is \$1,123,295.

ITEM NO. 6. APPROVED AWARD OF BID NO. 018-10

Approved award of Bid No. 018-10 for a construction contract to Falkenberg Construction Company, Inc., 4850 Samuell Boulevard, Mesquite, Texas, for Softball World lighting improvements and authorized the City Manager to enter into a contract with Falkenberg Construction Company, Inc.

The estimated expenditure is \$469,027, and the majority of the funding for the project is provided through a Department of Energy ARRA grant.

ITEM NO. 7. APPROVED CITY COUNCIL MINUTES

Approved regular meeting minutes of October 26, 2010.

REGULAR AGENDA

ITEM NO. 8. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 10-10-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1893

Mayor Saleh opened the public hearing at 7:37 p.m.

Planning and Development Director Chris Barker advised that the applicant and owner of Highway 10 Tire Shop has requested a Specific Use Permit to allow a tire repair and sales store located at 116 West Euless Boulevard. The property is currently zoned Texas Highway 10 (TX10) zoning district which requires a SUP for the operation of this type of business. The applicant is requesting to operate his business out of the rear portion of the existing structure.

The applicant proposes to conduct tire repair and sales and to store all tires within the facility. The business hours are 8:00 a.m. to 6:00 p.m. Monday through Saturday.

A previous SUP for a tire and lawn mower repair business at this location was recommended for approval by the Planning and Zoning Commission and approved by the City Council on August 11, 2009. This SUP is for a different business and different business owner.

The Development Review Committee has reviewed the application, and in concurrence with the staff recommendation, the Planning and Zoning Commission is recommending approval of the Specific Use Permit with the following conditions:

1. The Specific Use Permit is tied to the Business Owner James Sosa;
2. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop;
3. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater within the tires;
4. All repair of tires shall be conducted within the building or within the fenced area behind the building;
5. Outdoor storage is prohibited in front of the building; and
6. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location.

James Sosa, the applicant, was present for the public hearing.

There being no one requesting to speak, Mayor Saleh closed the public hearing at 7:40 p.m.

Council Member Porterfield moved to approve the first and final reading of Ordinance No. 1893, approving a request for a Specific Use Permit on J.P. Halford Addition, Block D, Lot 7, located at 116 West Euless Boulevard for a Tire Shop in TX-10 (Texas Highway 10 Multi-Use District) zoning with the following conditions:

1. The Specific Use Permit is tied to the Business Owner James Sosa;
2. The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop;
3. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater within the tires;
4. All repair of tires shall be conducted within the building or within the fenced area behind the building;
5. Outdoor storage is prohibited in front of the building; and
6. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 9. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 10-16-CC

Council Member Hogg motioned to approve the request for a Temporary Use Permit No. 10-16-CC for Mosier Valley Eagles Pathfinder Club Fundraiser Sale to be located on Puente Del Oeste, Tract 5, 701 South Industrial Boulevard for one (1) day on November 14, 2010, from 8:00 a.m. to 5:00 p.m.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 10. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1892 DESIGNATING A CERTAIN GEOGRAPHIC AREA AS TAX INCREMENT REINVESTMENT ZONE NUMBER THREE

Mayor Saleh opened the public hearing at 7:42 p.m.

Deputy City Manager Getchell presented the item to the City Council and stated that the Ordinance establishes a Tax Increment Reinvestment Zone (TIRZ) for the development known as Glade Parks. By designation of the Zone, participating taxing entities may pledge a portion of new revenues generated from increased value from the proposed development to the Zone to cover portions of the related infrastructure cost.

The project and financing plan for the Zone details qualifying infrastructure cost of approximately \$12.1 million and an expected net benefit to the taxing entities of approximately \$197 million. No portion of current revenues from any taxing entity would be impacted, and the requested term of the TIRZ is twenty-five (25) years. The project cost includes public infrastructure improvements including arterial streets and bridge construction, roadway access improvements along Highway 121, wetland mitigation and water/sewer/drainage improvements. The City has requested participation from Tarrant County in the TIRZ at 75 percent of the increment for the first 15 years and 50 percent for the remaining 10 years. The Tarrant County College District is being asked to participate at 50 percent for the life of the TIRZ. No participation is requested from the Hospital District or the Grapevine Colleyville ISD. The City of Euless participation is requested at 75 percent of

the increment in addition to 30 percent of the unrestricted one cent sales tax revenue generated in the Zone for 15 years and 20 percent for the remaining 10 years. Based on these participation rates, it is estimated that the City of Euless will pay approximately 65 percent of the project costs with the other taxing entities paying the remaining 35 percent.

In conjunction with creating the Zone, a Board of Directors must also be created and a term must be established. Staff is recommending the creation of a seven (7) member board with two (2) year terms. Each taxing entity may choose to appoint a member with the remaining positions appointed by the City Council.

As required by Chapter 311.003(f), the City has made a formal presentation to the Tarrant County Commissioner’s Court and has received a waiver from the Grapevine Colleyville ISD for their presentation.

David Pettit, Principal and Director of Economic Development, Gideon Toal, was present for the public hearing.

There being no one requesting to speak, Mayor Saleh closed the public hearing at 7:53 p.m.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 1892, designating a certain geographic area as a Tax Increment Reinvestment Zone Number Three, City of Euless, Texas – Glade Parks, creating a Board of Directors, providing the effective and termination dates, establishing a tax increment fund, and other matters related to the Zone.

Council Member Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 11. APPOINTED A BOARD OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE

Council Member Bynum motioned to appoint the following individuals to serve as members of the Board of Directors for the Tax Increment Reinvestment Zone Number Three for the period of January 1, 2011 until January 1, 2013, and to serve as interim Board of Directors from November 9, 2010 until January 1, 2011, and authorized the Mayor to nominate and appoint a member to serve as Chair for a one year term and for the interim term:

- | | |
|---------------------------------|-----------------------------------|
| Tarrant County | Carolyn Sims |
| JPS Health Network | Scott Rule |
| Tarrant County College District | Erma Johnson-Hadley or designee |
| City of Euless | Mary Lib Saleh, Mayor |
| City of Euless | Linda Martin, Mayor Pro Tem |
| City of Euless | Tim Stinneford, Council Member |
| City of Euless | Glenn Porterfield, Council Member |

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 12. AUTHORIZED THE MAYOR TO EXECUTE AN AGREEMENT TERMINATING THE EXISTING ECONOMIC DEVELOPMENT PROGRAM GRANT AGREEMENT WITH GLADE 121, L.P.

Council Member Bynum motioned to authorize the Mayor to execute an agreement terminating the existing Economic Development Program Grant agreement (Chapter 380 Agreement) with Glade 121 L.P.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

Note: Due to a change in economic conditions, the City of Euless evaluated other economic development incentive tools to encourage the development of Glade Parks, and with the approval of Ordinance No. 1892, the Chapter 380 Agreement is no longer needed.

ITEM NO. 13. APPROVED RESOLUTION NO. 10-1349

Council Member Mickan motioned to approve Resolution No. 10-1349, declaring expectation to reimburse expenditures with proceeds of future debt for the construction of Rio Grande Boulevard and other public improvements associated with Glade Parks.

Council Member Hogg seconded the motion.

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

Nays: None

ITEM NO. 14. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 15. REPORTS

CITY ATTORNEY

No report given.

CITY MANAGER

City Manager McKamie expressed his sympathy to the family of Bob Pippin upon his passing. Mr. Pippin served on the Euless City Council from 1976 to 1986. Additionally, he stated that the City had received a number of phone calls and e-mails reporting explosions in the western portion of the city. He advised that the reverberations were related to training exercises being conducted by a public safety agency in the Trinity River area.

CITY COUNCIL

Council Member Bynum asked everyone to keep Don Martin in their prayers and wished him a speedy recovery.

ITEM NO. 16. ADJOURN

Mayor Saleh adjourned the meeting at 8:01 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Susan Crim, TRMC
City Secretary