

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
TUESDAY, NOVEMBER 23, 2010**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:00 p.m. on Tuesday, November 23, 2010, 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, and Glenn Porterfield. Council Member Perry Bynum arrived at 4:30 p.m.

During the Precouncil meeting:

- Mayor Pro Tem Linda Martin advised that she attended the local International Council of Shopping Centers Conference held in Grapevine, Texas.
- City Manager Gary McKamie and Director of Public Works Ron Young advised the City Council of a proposed boundary adjustment with the City of Colleyville.
- Director of Economic Development Mike Collins addressed the City Council regarding an electric rate negotiation.
- City Manager McKamie and City Secretary Susan Crim reviewed the 2011 summer schedule with regard to town hall meetings and budget work sessions.
- Director of Planning and Development Chris Barker provided an update to the City Council related to gas well drilling, and current and potential commercial development.
- Director of Finance Vicki Rodriguez presented the unaudited consolidated financial statement for the period ending September 30, 2010.
- City Manager McKamie expressed his appreciation to the Directors and City staff for their efforts in reducing expenditures and cutting costs during the 2010 budget year while maintaining a high level of service. Additionally, he advised the City Council that the City employees adopted just over 170 children from the *Night of Wonder* Christmas program.
- City Manager McKamie reviewed the regular agenda items.

CLOSED SESSION

The City Council convened into closed session at 5:50 p.m. for deliberation regarding the following:

- Real property as authorized by Section 551.072 of the Texas Government Code related to:
 - o Lease of City Property – 300 Block on North Main Street

- Lease of City Property – North of Harwood Road
- Personnel matters as authorized by Section 551.074 of the Texas Government Code related to:
 - Municipal Court Judge Evaluation
 - Legal Service
- 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 6:50 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 consideration of scheduled items.

STAFF MEMBERS PRESENT

City Manager Gary McKamie
Deputy City Manager Loretta Getchell
Adrian Spears, Attorney, McKamie Krueger LLP
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
Director of Parks and Community Services Ray McDonald
Director of Public Works and Engineering Ron Young
Director of Finance Vicki Rodriguez
Marketing/Communications Manager Betsy Deck
Fleet and Facility Administrator Kyle McAdams
Information Services Administrator Dan McLain
Texas Star General Manager Glenda Hartsell-Shelton
Assistant Finance Director Jackie Theriot
Senior Planner Stephen Cook
Computer Support Specialist Jake Dilliplane
Planning and Development Inspector Rick Eldredge
Planning and Development Secretary Deborah Howard
Building Official Kurt Kasson
Division Chief/EMS Coordinator Jeff Morris
Planning and Development Senior Inspector Jim Moy
Planning and Development Inspector Rene Rodriguez
Fire Captain/Paramedic Keith Smith

VISITORS

Steve and Loretta Doty
Darl Easton
Christi Eldredge

Glenn and Linda Eldredge
Jonathan Eldredge
Mandi Eldredge

Sue Kosec
David Papillion

David Pettit
Jake Thomasson

and others as noted in the visitor register.

INVOCATION

Fire Department Captain Keith Smith gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Perry Bynum led the Pledge of Allegiance.

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

Planning and Development Director Chris Baker introduced Rick Eldredge, Inspector I. Rick was accompanied by his parents, Glenn and Linda Eldredge, wife, Christi, son, Jonathan, Jonathan's girlfriend, Darby, daughter, Mandi Eldredge, Secretary Deborah Howard, Senior Inspector Jim Moy, Inspector Rene Rodriguez, Senior Planner Stephen Cook, and Building Official Kurt Kasson.

Mayor Saleh presented Rick with a plaque and certificate commemorating his selection as Employee of the Month for December.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PIN

Patrick Perrault, Signal Tech II, Fleet and Facility Services, was not able to attend the meeting for the presentation to receive his 15 year service pin.

ITEM NO. 3. PRESENTATION OF FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2010

Director of Finance Vicki Rodriguez presented the financial report for fiscal year ending September 30, 2010. She stated that overall operating revenues ended the year at 1.9 percent below budget, and operating expenditures were held at 5.1 percent less than budgeted.

Additionally, she advised that the audited financials will be presented to the City Council in January 2011.

ITEM NO. 4. APPROVED RESOLUTION NO. 10-1351

Council Member Stinneford motioned to approve Resolution No. 10-1351, appointing the Firm of Taylor, Olson, Adkins, Sralla and Elam, L.L.P., Attorneys at Law, to serve as City Attorney for the City of Euless, with Wayne Olson serving as the lead City Attorney with an effective date of January 1, 2011.

Mayor Pro Tem Martin 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. 5. DENIED REQUEST FOR A TEMPORARY USE PERMIT NO. 10-17-CC

Council Member Bynum motioned to approve the request for a temporary use permit No. 10-17-CC for a church fundraiser sale to be located on Oakwood Terrace North Addition, Block 16, Lot AR1, 1600 West Euless Boulevard on December 4, 2010, from 8:00 a.m. to 5:00 p.m. and December 5, 2010, from 8:00 a.m. to 5:00 p.m.

Council Member Mickan seconded the motion.

Council Member Stinneford expressed his opposition to the request due to the proposed location of the sale.

Ayes: Council Members Hogg, Mickan, and Bynum

Nays: Mayor Saleh, Mayor Pro Tem Martin, and Council Members Porterfield and Stinneford

Mayor Saleh declared the motion failed.

ITEM NO. 6. APPROVED RECOMMENDATION OF BID AWARD TO TARRANT COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT NO. B10-UC-48-0001-22-50

Council Member Hogg motioned to approve the recommendation of bid award to Tarrant County for Community Development Block Grant (CDBG) Project No. B10-UC-48-0001-22-50 for a construction contract to Hall Albert Construction Company, Benbrook, Texas for the replacement of sanitary sewer main in the Oakwood Terrace West Addition.

This project consists of the replacement of approximately 1,973 linear feet of sanitary sewer main along Pauline Street, Bayless Drive, and Jones Street.

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. 7. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 10-09-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1895

Mayor Saleh opened the public hearing at 7:27 p.m.

Planning and Development Director Barker presented the case to the City Council, and advised that the applicant is proposing to operate a carwash facility on 0.898 acres located at 830 South Industrial Boulevard. He stated that the Development Review Committee reviewed the application and found it to be in substantial compliance with City regulations and standards, and 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: Mint Carwash LLC; and
2. The Specific Use Permit is tied to the business name: Mint Carwash.

Mayor Saleh asked for any proponents.

David Papillion, 1921 Overbrook Drive, Arlington, Texas, applicant, spoke in support of the request.

Laurie D'Alleva, 207 Crenshaw Drive, Mansfield, Texas, presented a rendering of the proposed building and spoke in support of the request.

There being no additional proponents or opponents, Mayor Saleh closed the public hearing at 7:35 p.m.

Mayor Pro Tem Martin motioned to approve the request for Specific Use Permit No. 10-09-SUP on Allen M. Downen Survey, A-415, portion of Tract 4B1B1 located at 830 South Industrial Boulevard for a Carwash in TX-10 (Texas Highway 10 Multi-Use District) with the following conditions:

1. The Specific Use Permit is tied to the business owner: Mint Carwash LLC; and
2. The Specific Use Permit is tied to the business name: Mint Carwash.

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. 8. HELD PUBLIC HEARING REGARDING CREATION OF THE GLADE PARKS PUBLIC IMPROVEMENT DISTRICT

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

Deputy City Manager Loretta Getchell expressed her appreciation to David Pettit, Principal and Director of Economic Development, Gideon Toal, for his work on the project. She explained that the property owners of land located near the intersection of State Highway 121 and Cheek-Sparger Road petitioned the City to create a Public Improvement District to fund certain public improvements on the property. The public improvements include design and construction including, but not limited to street improvements; drainage, water, wastewater improvements; landscaping and wetland mitigation; bridges, grading and excavation work as well as monuments at the entries to the property and other improvements that are authorized by Chapter 372 of the Texas Local Government Code. The approximate cost of the improvements is \$12,100,604, and will be funded from available incremental tax revenue generated from Tax Increment Reinvestment Zone Number Three and from assessments within the District.

There being no others requesting to speak, Mayor Saleh closed the public hearing at at 7:41 p.m.

ITEM NO. 9. APPOINTED TARRANT COUNTY COLLEGE DISTRICT DESIGNEE TO TAX INCREMENT REINVESTMENT ZONE NUMBER THREE

Mayor Pro Tem Martin motioned to appoint Dr. Larry Darlage as the Tarrant County College District designee to the Tax Increment Reinvestment Zone Number Three.

Council Member Bynum 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. APPROVED ORDINANCE NO. 1894

The City Council held a public hearing and approved Ordinance No. 1892 creating Tax Increment Reinvestment Zone Number Three (TIRZ) on November 9, 2010. This action included creation of a Board of Directors as required by Chapter 311 of the Tax Code. Following creation of the zone, a meeting of the Board of Directors was scheduled for November 22, 2010, for consideration and approval of the Project and Financing Plan.

The boundary of the zone includes property along and west of State Highway 121, south of the Heritage Town Crossing Shopping Center, east of Heritage Avenue and north of Cheek Sparger Road. The project includes \$12.1 million of public infrastructure to include Rio Grande Boulevard, Rio Grande Bridge, portions of Heritage Drive, Highway 121 improvements, landscaping, wetland mitigation, Brazos and other public streets and main entrances and medians.

The project and financing plan also shows an expected net benefit to the taxing entities of approximately \$197 million. No portion of current revenues from any taxing entity would be impacted. The City has requested participation from Tarrant County 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 included at 75 percent of the increment in addition to 30 percent of the unrestricted one cent sales tax revenue generated in the Zone for the first 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.

It is anticipated that the infrastructure would be completed in three segments to coincide with development opportunities. The first segments would consist of the northern portion of Rio Grande Boulevard, portion of Heritage Road and improvements along State Highway 121 at a cost of approximately \$3 million. The City of Euless would issue Certificates of Obligation to fund the improvements and intends to repay the debt with proceeds from the TIRZ. Additionally, the developer has requested creation of a Public Improvement District that will allow an assessment for any shortfall in the TIRZ revenue.

Council Member Porterfield motioned to approve Ordinance No 1894, approving the project and financing plan for Tax Increment Reinvestment Zone Number Three, City of Euless, Texas – Glade Parks.

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. 11. APPROVED CITY COUNCIL MINUTES

Council Member Hogg motioned to approve the City Council regular meeting minutes of November 9, 2010.

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

Darl Easton, 1005 Fayette Drive, addressed the City Council regarding the city's requirements for permits related to home maintenance items. Additionally, he requested the the city consider completing the sidewalk on the south side of Harwood Road, from Ector to

Fayette Drive, and also commented on the City Council precouncil discussion of the budget worksession schedule for 2011.

ITEM NO. 13. REPORTS

Texas Star General Manager Glenda Hartsell-Shelton highlighted the services and amenities of the Texas Star Golf Course and Conference Center, as well as Raven’s Grille.

CITY ATTORNEY

No report given.

CITY MANAGER

City Manager McKamie wished everyone a happy Thanksgiving.

CITY COUNCIL

Council Member Porterfield recognized the Trinity High School varsity football team’s victory over the Allen High School Eagles with a final score of 37 to 35.

Mayor Saleh recognized and expressed her appreciation to the City staff and citizens of Euless for their support of *Night of Wonder*, a program providing Christmas to over 1,200 families in the Hurst-Euless-Bedford ISD.

ITEM NO. 14. ADJOURN

Mayor Saleh adjourned the meeting at 7:55 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Susan Crim, TRMC
City Secretary