

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
TUESDAY, DECEMBER 14, 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, December 14, 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, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- Mayor Mary Lib Saleh recognized and expressed her appreciation to city staff for the efforts related to decorating and preparing for the holidays.
- Council Member Perry Bynum announced the results of the Night of Wonder H-E-B Mayor's challenge, and advised that the Hurst–Euless-Bedford Independent School District identified 2,100 students to participate in the program and the employees of the City of Euless provided Christmas gifts for 406 of the students.
- Council Member Bynum advised that as chairman of the NCTCOG Emergency Preparedness Planning Council he attended a Texas Emergency Management conference in Austin, Texas last week.
- City Manager Gary McKamie introduced Adolfo Ruiz of the law firm of McKamie Krueger, LLP. Additionally, he announced the funeral arrangements for Harry Lee Stierwalt, husband of Human Resources Benefit Tech Zella Stierwalt.
- North Tarrant Express Mobility Partners Director of Corporate Affairs Robert Hinkle, Design and Construction Director Steve Hankins, BBC Public Relations Manager Lara Kohl, and East Segment Manager Pablo Molla provided an update related to the North Tarrant Express, more specifically relating to a proposed design optimization that would take the elevated lanes down to grade level. The proposed change would improve mobility, reduce construction costs, and address noise and safety issues.
- Director of Parks and Community Services Ray McDonald and Fleet and Facilities Administrator Kyle McAdams provided an update regarding the Midway Family Life Center.
- Deputy City Manager Loretta Getchell addressed the City Council regarding a bond refunding opportunity. The annual savings is estimated to be \$30,000, and an item will be brought to the City Council for consideration in January 2011.
- Director of Finance Vicki Rodriguez presented the financial update. She advised that sales tax collections for October 2010 were up by 14.8 percent and car rental sales tax was up by 4 percent for the same period.

- Public Works Director Ron Young addressed the City Council regarding the proposed Harwood Road sidewalk project request. He advised that the addition of sidewalks on Harwood Road would require additional right-of-way on both sides of the street. Additional items to address include the relocation of utility poles and fences, and resolving grade and drainage issues.

City Manager McKamie advised the City Council that it is a priority of the City to provide a safe path for school children; however, no funding is included in the current year's budget for this project.

- City Manager McKamie reviewed the regular agenda items.

## **CLOSED SESSION**

The City Council convened into closed session at 6:00 p.m. for deliberation regarding the following:

- Real property as authorized by Section 551.072 of the Texas Government Code related to:
  - o Purchase of Property-Minters Chapel
  - o Lease of City Property North of Harwood Road
- Personnel matters as authorized by Section 551.074 of the Texas Government Code related to:
  - o City Manager; Deputy/Assistant City Manager; Police Chief; Fire Chief; Director of Parks; Director of Finance; Director of Economic Development; Director of Planning; Director of Public Works
- Economic development negotiations as authorized by Section 551.087 of the Texas Government Code related to:
  - o State Highway 183 at State Highway 360

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  
Adolfo Ruiz, 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 Parks and Community Services Ray McDonald  
Director of Public Works and Engineering Ron Young  
Director of Finance Vicki Rodriguez  
Interim Fire Chief Paul Smith

Public Works Manager JT Ackerman  
 Marketing/Communications Manager Betsy Deck  
 Human Resources/Risk Administrator Carolyn Marshall  
 Fleet and Facility Administrator Kyle McAdams  
 Information Services Administrator Dan McLain  
 Library Administrator Kate Lyon  
 Texas Star General Manager Glenda Hartsell-Shelton  
 Computer Support Specialist Brett Bennett  
 Senior Planner Stephen Cook  
 Public Works Field Tech I Ernest Flores  
 Public Works Foreman Herby Joseph  
 Police Dispatcher Debbie Riley-Torrez  
 Parks Department Special Projects Coordinator "Mary" Ofa Faiva-Siale  
 Recreation Superintendent Michael Davenport  
 Public Works Leadman Ruben Cardenas

**VISITORS**

Cheryl Bowe	Alex Hamby	Carroll "Scotty" Scott
Jenny Bowe	Hannah Johnson	Neal Siale
Lisa Bynum	Juanita Jow	Jake Thomasson
Steve and Loretta Doty	Jerrie Keller	Aaron Whitehouse
Darl Easton	Billy Owens	Brittainey Whitehouse
Iris Elliott	Annie Riley	Lilly Whitehouse
Bijan Fakava	Joshua Riley	Carole Wing

And others as noted in the visitor register.

**INVOCATION**

City Manager Gary McKamie 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 JANUARY**

Director of Parks and Community Services Ray McDonald introduced Special Projects Coordinator "Mary" Ofa Faiva-Siale. Ofa was accompanied by Neal, her husband, and Bijan Fakava, her niece.

Mayor Saleh presented "Mary" Ofa with a plaque and certificate commemorating her selection as employee of the month for January 2011.

**ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PIN**

Director of Public Works Ron Young introduced Field Tech I Ernest Torrez. Ernest was accompanied by his wife, Debbie Riley-Torrez, son, Joshua Riley, Daughter-in-law, Annie Riley, daughter, Hannah Johnson, sister, Juanita Jowl, niece, Brittainey Whitehouse, great

niece, Lilly Whitehouse, nephew-in-law, Aaron Whitehouse, and his friends, Jenny and Cheryl Bowe, and Alex Hamby.

Mayor Saleh presented Ernest with a pin commemorating his 5 years of service with the City.

**REGULAR AGENDA**

**ITEM NO. 3. APPROVED SITE PLAN NO. 10-05-SP**

Planning and Development Director Chris Barker introduced the case and advised that the applicant, Eules Animal Emergency LLC, represented by Dr. John Johnson, is requesting approval of a site plan to develop a 4,738 square foot emergency animal hospital on a 1.495 acre tract located on the south side of West Airport Freeway east of South Industrial Boulevard. The structure will be constructed of 100 percent masonry product in accordance with the Eules Unified Development Code, and will include a masonry fenced outdoor animal exercise area.

A mutual and emergency access, drainage and utility easement will be constructed on the western side of the property to accommodate access to the site and will be shared with the remainder lot to the east. Landscaping, signage, solid waste container screening and parking conform to the standards of the development code. The property is configured for further animal-related development to the south of the proposed animal hospital.

The Development Review Committee certified that the site plan meets the standards of the City of Eules, and the Planning and Zoning Commission recommended approval of the site plan.

Council Member Hogg motioned to approve Site Plan No. 10-05-SP for Commercial Development (Animal Emergency Clinic) proposed to be located at Andrew Huitt Survey, A-684, portion of Tracts 5 and A, 833 West Airport Freeway.

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. 4. APPROVED SITE PLAN NO. 10-08-SP**

Planning and Development Director Barker introduced the case, and advised that the applicant, Sheldon Anderson, representing DFW Gold and Silver Exchange is requesting approval of a site plan for 0.803 acres located at 2101 West Airport Freeway. The applicant intends to construct a two-story, 6,290 square foot structure to house retail jewelry and precious metals sales, and will also feature a porte cochere extension over some of the parking immediately in front of the building. Access to the site will be made from an existing drive from the current frontage road to Airport Freeway. The applicant has designed their

site to anticipate a general understanding of the future highway expansion and has met the parking and landscaping criteria both as the property exists today and for when the future expansion of the highway is completed. The proposed building's façade will be 100 percent masonry, true stucco, compliant with the standards of the Euless Unified Development Code.

The Development Review Committee certified that the site plan meets the standards of the City of Euless, and the Planning and Zoning Commission recommended approval of the site plan.

Mayor Pro Tem Martin motioned to approve Site Plan No. 10-08-SP for Commercial Development (Gold and Silver Exchange) proposed to be located at T. Jasper Survey, A-861, Tract 5F1, 2101 W. Airport Freeway.

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. 5. APPROVED RESOLUTION NO. 10-1350**

Council Member Stinneford motioned to approve Resolution No. 10-1350, creating, authorizing and establishing the Glade Parks Public Improvement District to fund certain public improvements, including but not limited to, design and construction of street improvements, drainage, water and wastewater improvements, landscaping and wetland mitigation, bridges, grading, excavation work and signage. The cost of improvements is approximately \$12,100,604.

Council Member Porterfield 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. 6. APPROVED RESOLUTION NO. 10-1352**

Council Member Bynum motioned to approve Resolution No. 10-1352, authorizing publication of Notice of Intent to issue Certificates of Obligation to fund improvements to Glade Parks, including street improvements, drainage, landscaping, curbs, gutters, sidewalks, entryways, signage, lighting, traffic signalization, land and rights-of-way associated with the development. The maximum amount of bonds to be issued is \$3.1 million. The certificates will carry a pledge of ad valorem taxes and a limited pledge of the net revenues of the City's water and sewer system; however, proceeds from Tax Increment

Reinvestment Zone #3 will be used to pay the debt service along with an assessment of the Glade Parks Public Improvement District.

Council Member Hogg 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. APPROVED RESOLUTION NO. 10-1353**

Council Member Mickan motioned to approve Resolution No. 10-1353, authorizing Cities Aggregation Power Project, Inc. (CAPP) to negotiate and finalize an extension to the current electric supply contract with Next Era through December 31, 2018.

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. 8. APPROVED EXTENSION OF CONTRACT FOR MUNICIPAL COURT JUDGE**

Council Member Hogg motioned to approve the extension of the contract for Municipal Court Judge Lacy Britten for a one-year term to expire December 31, 2011.

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. 9. APPROVED CITY COUNCIL MINUTES**

Council Member Bynum motioned to approve the minutes of the City Council special called meeting of November 22, 2010, and the regular meeting of November 23, 2010.

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. 10. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 11. REPORTS**

Director of Parks and Community Services Ray McDonald presented a report entitled *It's A Wonderful Life, In Euless!* He recognized and expressed his appreciation to the 1,000 individuals who have volunteered approximately 3,000 hours, which has contributed a cost savings to the city of \$60,000. Additionally, he recognized the community business sponsors who have provided support through marketing city events in their places of business.

City Secretary Susan Crim reported that Deputy City Secretary Kim Sutter was recently awarded a \$500 educational scholarship from the Texas Municipal Clerks Association (TMCA) to be applied toward recertification training in 2011.

Council Member Mickan advised that she attended the Historical Preservation Committee holiday luncheon and she praised the members of the committee for their efforts to preserve the history of the city.

Mayor Saleh announced that the new Euless Senior Center will open on Monday, December 20, 2010.

Council Member Bynum announced that the Trinity High School football team will play at Cowboy Stadium on Saturday, December 18, 2010, in the Class 5A, Division 1 State Championship game.

**ITEM NO. 12. ADJOURN**

Mayor Saleh adjourned the meeting at 7:39 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Susan Crim, TRMC  
City Secretary