

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
TUESDAY, JANUARY 11, 2011**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:00 p.m. on Tuesday, January 11, 2011, 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, Perry Bynum, and Council Member Glenn Porterfield arrived at 4:15 p.m.

During the Precouncil meeting:

- Mayor Mary Lib Saleh advised that she attended the Tarrant County Commissioner's Court meeting for the presentation and consideration of the County's participation in the City of Euless Tax Increment Reinvestment Zone #3 – Glade Parks. She added that Commissioner Gary Fickes is a supporter of the project and made the motion to approve the County's participation.
- Library Administrator Kate Lyon displayed a poster designed to promote reading. The poster included Trinity High School Football Coach Steve Lineweaver and three football players, and carried the tag line "Winners Read and Win".
- City Manager Gary McKamie extended a welcome to City Attorney Wayne K. Olson of the law firm of Taylor, Olson, Adkins, Sralla & Elam, L.P., and advised that Mr. Olson has been appointed by the City Council to serve as the City Attorney.

City Manager McKamie advised the City Council of the two bond issues that will be presented for considerations at the next meeting. Additionally, he stated that staff will make a presentation to the Tarrant County College District on January 20, 2011, related to participation in the Tax Increment Reinvestment Zone #3 – Glade Parks, and bids related to the infrastructure improvements will be presented at the January 25, 2011, meeting for consideration.

- Police Chief Mike Brown, Administrative Assistant to the Chief Gary Landers and Senior Police Corporal Scott Peterson addressed the City Council regarding the proposed Commercial Vehicle Safety Standards and advised that an ordinance will be presented for consideration at the January 25, 2011, meeting.
- Director of Planning and Economic Development Mike Collins addressed the City Council regarding Realty Capital's proposed mixed-use development to be located at State Highway 183 and 360, and specifically the developer's request to seek a form based zoning code, which would give the developer flexibility when developing the property.
- Assistant City Manager Chris Barker addressed the City Council regarding a proposed project for the 37th year Community Development Block Grant funding.
- Deputy City Manager Loretta Getchell addressed the City Council regarding the proposed Certificate of Obligation issuance to fund the infrastructure improvements

for the Glade Parks development. Additionally, she advised that the City's bond counsel is monitoring market conditions for a possible bond refunding opportunity, and both items will be presented at the January 25, 2011, meeting for consideration.

- City Manager Gary McKamie presented pictures of the condition of the Texas Star Pavilion. He advised that the pavilion has been closed and cost estimates are being sought for the repairs. He added that rebuilding the structure might be a consideration.
- Finance Director Vicki Rodriguez advised that the November 2010 car rental sales tax was up by nine percent.
- Public Works Director Ron Young provided an update related to the utility relocations along Baze Road and Ash Lane, as well as the status of the effluent water line, which will provide irrigation water to the Texas Star Golf Course and the Parks at Texas Star.
- City Manager McKamie reviewed the regular agenda items.

CLOSED SESSION

The City Council convened into closed session at 6:30 p.m. for deliberation regarding the following:

- Economic development negotiations as authorized by Section 551.087 of the Texas Government Code related to:
 - o Shops at Vineyard Village
 - o Glade Parks

The City Council reconvened into open session at 6:40 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
Assistant City Manager Chris Barker
City Attorney Wayne K. Olson
City Secretary Susan Crim
Deputy City Secretary Kim Sutter
Police Chief Mike Brown
Director of Planning and Economic Development Mike Collins
Assistant Police Chief Bob Freeman
Director of Parks and Community Services Ray McDonald
Director of Public Works and Engineering Ron Young
Finance Director 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
Administrative Assistant to the Chief of Police Gary Landers
Library Administrator Kate Lyon
Texas Star General Manager Glenda Hartsell-Shelton
Parks Manager Randy Smith
Municipal Courts Manager Teresa Alexander
Firefighter II/Paramedic Irving Alvarado
Senior Police Corporal Todd Bellah
Lieutenant/Paramedic Chanc Bennett
Computer Support Specialist Brett Bennett
Firefighter II/Paramedic Dustin Benton
Senior Police Officer Pam Byers
Computer Programmer/Analyst Tommy Christopherson
Fire Captain Rick Clark
Senior Planner Stephen Cook
Firefighter II/Paramedic James Cowger
Firefighter/Paramedic Joel Daniel
Inspector I Rick Eldredge
Fire Inspector II Vernon Gilmore
Firefighter II/Paramedic Jerad Gomez
Firefighter II/Paramedic Jarrod Goodman
Firefighter II/Paramedic Michael Hanks
Firefighter II/Paramedic Jeff Hayden
Firefighter II/Paramedic Brandon Herron
Senior Police Officer Hung "Scott" Ho
Administrative Secretary I Holly Houston
Secretary Deborah Howard
Inspector II Jeff Lee
Building Official Kurt Kasson
Police Lieutenant Steve Kockos
Court Clerk Rose Lopez
Firefighter/Paramedic Holt Markum
Firefighter/Paramedic/Driver Jason Moon
Court Clerk Roslyn Moore
Senior Police Officer Scott Morgan
Senior Inspector Jim Moy
Court Clerk Emily Murphy
Firefighter II/Paramedic Saul Padilla
Firefighter/Paramedic/Driver Michael Parks
Court Clerk Sylvia Paul
Court Clerk Claudia Quintero
Fire Inspector I Ken Rawlinson
Parks Field Tech III Tim Rolan
Firefighter II/Paramedic James Rowell
Battalion Chief Darrell Rutledge

Firefighter II/Paramedic Cody Skinner
 Fire Training Officer/Paramedic Dale Skinner
 Senior Police Officer Shelli Smith
 Lieutenant/Paramedic Scott Stamps
 Firefighter II/Paramedic Chris Sutterfield
 Secretary Melissa Thomas
 Firefighter/Paramedic Michael Van Pelt
 Court Clerk Sheshe Washington
 Police Lieutenant John Williams

VISITORS

Adam Collins	Damir Guilmanov	Ethan Rawlinson
Emily Collins	Jerrie Keller	Aric Rolan
Margaret Collins	Darrel Knobloch	Kelcie Rolan
Aidan Cumming	Mark Moore	Carroll "Scotty" Scott
Krystal Cumming	Dylan Ratliff	Faye Stinneford
Iris Elliott	Alex Rawlinson	Jeremy Tompkins

And others as noted in the visitor register.

INVOCATION

Council Member Glenn Porterfield gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Leon Hogg led the Pledge of Allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE YEAR

Interim Fire Chief Paul Smith introduced Fire Inspector I Ken Rawlinson. Ken was accompanied by his wife, Alex, son, Ethan, and members of the Eules Fire Department "A" shift.

Mayor Saleh presented Ken with a plaque commemorating his selection as Employee of the Year for 2010.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS

Municipal Court Manager Teresa Alexander introduced Municipal Court Clerk Claudia Quintero. Claudia was accompanied by members of the municipal court staff. Council Member Tim Stinneford presented Claudia with a service award pin commemorating her five years of service with the City.

Deputy City Manager Loretta Getchell introduced Director of Planning and Economic Development Mike Collins. Mike was accompanied by his wife, Margaret, his daughter, Emily and his son, Adam. Mayor Pro Tem Linda Martin presented Mike with a service award pin commemorating his 10 years of service with the City.

Police Chief Mike Brown introduced Senior Police Officer Hung "Scott" Ho. Officer Ho was accompanied by members of the police department. Council Member Donna Mickan presented Officer Ho with a service award pin commemorating his 10 years of service with the City.

Police Chief Mike Brown introduced Senior Police Officer Scott Morgan. Office Morgan was accompanied by members of the police department. Council Member Glenn Porterfield presented Officer Morgan with a service award pin commemorating his 10 years of service with the City.

Police Chief Mike Brown introduced Senior Corporal Todd Bellah. Corporal Bellah was accompanied by members of the police department. Council Member Perry Bynum presented Corporal Bellah with a pin commemorating his 20 years of service with the City.

Director of Parks Community Services Ray McDonald introduced Field Tech III Tim Rolen. Tim was accompanied by his daughters, Krystal and Kelcie, son, Aric, grandson Aiden, and members of the city staff. Council Member Leon Hogg presented Tim with a service award pin commemorating his 20 years of service with the City.

ITEM NO. 3. PRESENTATION OF QUARTERLY WASTEWATER REPORT

Director of Public Works Ron Young presented the wastewater report for the October to December 2010 quarter. He presented a graph of wastewater calls by month for the quarter as well as maps delineating the geographic distribution of calls across the city. In summary, a total of 38 calls were received in the quarter with 10 being city initiated calls.

CONSENT AGENDA (Items 4 through 11)

Mayor Pro Tem Martin motioned to approve Consent Agenda items number 4 through 11.

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 RENEWAL OF BID NO. 001-10

Approved renewal of Bid No. 001-10 and authorized execution of contract by the City Manager for the purchase of Type-D Hot Mix Asphalt to Austin Asphalt, LP, Irving, Texas, with Reynolds Asphalt and Construction Company, Euless, Texas serving as the secondary supplier.

The estimated annual expenditure is \$352,500.

ITEM NO. 5. AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT

Authorized City Manager to execute a contract with Office Depot for a one year period for the purchase of office supplies through The Cooperative Purchasing Network (TCPN).

The estimated annual expenditure is \$98,000.

ITEM NO. 6. AUTHORIZED PURCHASE OF LIBRARY MATERIALS

Authorized the purchase of library print and multimedia materials through the State of Texas Co-Op Program.

The estimated expenditure is \$222,085.

ITEM NO. 7. APPROVED RESOLUTION NO. 11-1354

Approved Resolution No. 11-1354, recommending award of a contract for Community Development Block Grant (CDBG) Project No. B10-UC-48-0001-22-50 to Hall Albert Construction Company, Benbrook, Texas for the replacement of sanitary sewer main in the Oakwood Terrace West Addition.

The project is fully funded through the Tarrant County Community Development Block Grant (CDBG) program.

ITEM NO. 8. APPROVED RESOLUTION NO. 11-1355

Approved Resolution No. 11-1355, authorizing the Mayor to execute a Memorandum of Agreement between the City of Euless and Tarrant County outlining the foundation for the North Central Texas Major Case Investigative Team (MCIT).

ITEM NO. 9. APPROVED MINUTE ORDER DESIGNATING THE CITY OF EULESS ANIMAL CONTROL SUPERVISOR AS THE LOCAL RABIES CONTROL AUTHORITY FOR THE CITY OF EULESS

Approved Minute Order designating the City of Euless Animal Control Supervisor as the Local Rabies Control Authority for the City of Euless as required by the Texas Health and Safety Code.

ITEM NO. 10. APPROVED SECOND AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF EULESS, VINEYARD VILLAGE MSV, LLC, AND BIG VINEYARD VILLAGE, LLC

Approved second amendment to the Economic Incentive Agreement by and between the City of Euless, Vineyard Village MSV, LLC and Big Vineyard Village, LLC.

ITEM NO. 11. APPROVED CITY COUNCIL MINUTES

Approved regular meeting minutes of December 14, 2010.

REGULAR AGENDA

ITEM NO. 12. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 10-12-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1896

Mayor Saleh opened the public hearing at 7:35 p.m.

Planning and Economic Development Director Mike Collins introduced the case, and advised that the applicant, RD Auto Group, represented by owner Damir Guilmanov, intends to operate an appointment based motor vehicle dealership for the sale of vehicles online and utilize the 5,000 square foot interior space located at 2811 West Eules Boulevard as storage for vehicle inventory (five to 10 cars). Mr. Collins advised that the Planning and Zoning Commission recommended approval of the Specific Use Permit with the following conditions:

- 1) Tied to the owner, Mr. Damir Guilmanov; and
- 2) Tied to the business name: RD Auto Group; and
- 3) Permitted for the period of one year to be renewed through the Specific Use Permit process; and
- 4) No outdoor advertising display other than a permitted sign indicating the name of the business; and
- 5) No outdoor storage or display of vehicles; and
- 6) No on-site major mechanical or auto body work to be performed on vehicles (this condition does not include computer diagnostic of vehicles which may be performed); and
- 7) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) cumulated gallons stored within this facility.

Mayor Saleh asked to hear from any proponents of the request.

Damir Guilmanov, 2811 W. Eules Boulevard, spoke in support of the request.

Mayor Saleh asked to hear from any opponents of the request.

With no others requesting to speak, Mayor Saleh closed the public hearing at 7:37 p.m.

Council Member Bynum motioned to approve Ordinance No. 1896, granting a Specific Use Permit on J. W. Lewellyn Addition, Block 1, Lot 2 for Motor Vehicle Dealership in I-1 (Light Industrial District) zoning at 2811 W. Eules Boulevard with the following conditions:

- 1) Tied to the owner, Mr. Damir Guilmanov; and
- 2) Tied to the business name: RD Auto Group; and
- 3) Permitted for the period of one year to be renewed through the Specific Use Permit process; and
- 4) No outdoor advertising display other than a permitted sign indicating the name of the business; and
- 5) No outdoor storage or display of vehicles; and

- 6) No on-site major mechanical or auto body work to be performed on vehicles (this condition does not include computer diagnostic of vehicles which may be performed); and
- 7) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) cumulated gallons stored within this facility.

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. 13. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 10-13-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1897

Mayor Saleh opened the public hearing at 7:39 p.m.

Director of Planning and Economic Development Mike Collins introduced the case, and advised that the applicant, IT'Z FEC Euless, LLC, represented by Mark Moore, recently purchased the business and intends to continue operating the existing established restaurant / indoor amusement format with modifications to the theme of the business, including providing alcohol sales at the location to attract corporate outings to the location. Mr. Collins advised that the Planning and Zoning Commission recommended approval of the Specific Use Permit with the following conditions:

1. The Specific Use Permit is tied to the business name – IT'Z; and
2. The Specific Use Permit is tied to the business owners – IT'Z FEC Euless LLC.

Mayor Saleh asked to hear from any proponents of the request.

Mark Moore, 12400 Coit Road, #800, Dallas, Texas, and Chief Executive Officer of IT'Z spoke in support of the request.

Mayor Saleh asked to hear from any opponents of the request.

With no others requesting to speak, Mayor Saleh closed the public hearing at 7:42 p.m.

Mayor Pro Tem Martin motioned to approve Ordinance No. 1897, granting a Specific Use Permit on Euless Town Center Addition, Block 1, Lot 1R for Amusement and Recreation Services in PD 872 (Planned Development 872) based on C-2 zoning located at 1201 W. Airport Freeway, #400, with the following conditions:

1. The Specific Use Permit is tied to the business name – IT'Z; and
2. The Specific Use Permit is tied to the business owners – IT'Z FEC Euless LLC.

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. 14. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 10-04-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1898

Mayor Saleh opened the public hearing at 7:43 p.m.

Assistant City Manager Chris Barker introduced the item, and advised that the applicant, Glade 121 LP, is requesting approval of amendments to the existing Planned Development located between Cheek Sparger Road (south), S.H. 121 (east), Heritage Avenue (west) and the Heritage Towne Crossing Development (north), on property that is currently zoned PD 1812 (Planned Development 1812). He presented and reviewed the proposed changes to the PD and stated that the amendments are in response to the changed economic environment and are an effort to encourage successful development. He added that the Planning and Zoning Commission recommended approval of the amendments.

Mayor Saleh asked to hear from any proponents of the request.

Tom Winn, Senior Project Manager, Rubloff Construction, expressed his appreciation to the City Council and staff for their support of the project.

Mayor Saleh asked to hear from any opponents of the request.

With no others requesting to speak, Mayor Saleh closed the public hearing at 7:55 p.m.

Council Member Mickan motioned to approve Ordinance No. 1898, amending the zoning of BBB & C RR Survey, A-204, Tracts 5 and 5D; J. Doss Survey, A-441, Tracts 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, and 6B2; and J. Havins Survey, A-685, Tracts 2A and 3 from Planned Development 1812 (PD 1812) zoning to Planned Development (PD).

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. 15. APPROVED EXTENSION OF CONTRACT FOR CITY MANAGER

Council Member Bynum motioned to approve an extension of the City Manager's contract to January 31, 2013.

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. 16. APPROVE EXTENSION OF CONTRACT FOR CITY SECRETARY

Mayor Pro Tem Martin motioned to approve an extension of the City Secretary's contract to January 31, 2013.

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. 17. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 18. REPORTS

CITY ATTORNEY

City Attorney Wayne K. Olson expressed his appreciation for the warm welcome and stated that he sincerely looks forward to working with the City of Euless.

CITY MANAGER

No report given.

CITY COUNCIL

Mayor Saleh announced the grand opening of the Euless Family Life Center to be held on Saturday, January 29, 2011, 2 to 4 p.m., 300 West Midway Drive.

ITEM NO. 19. ADJOURN

Mayor Saleh adjourned the meeting at 7:59 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Susan Crim, TRMC
City Secretary