

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
TUESDAY, JANUARY 25, 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 25, 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, Glenn Porterfield and Perry Bynum.

During the Precouncil meeting:

- Mayor Mary Lib Saleh stated that the Tarrant Regional Transportation Coalition and the Dallas Regional Mobility Coalition held a joint meeting at the Texas Star Conference Center with 200 attendees present, and several positive comments were received about the center. Additionally, she advised that a memorial service will be held on Saturday, February 12, 2011, 2:00 p.m. at Saint Michael Catholic Church for Katie Edwards who served on the City Council from 1995 to 2000.
  - Assistant City Manager Chris Barker addressed the City Council regarding the Oncor rate increase. He stated that, in accordance with the recommendation of the Oncor Cities Steering Committee, staff is recommending the Council consider suspending the rate increase. An item will be presented at the next meeting for Council consideration.
  - Council Member Donna Mickan stated that she attended a State Board of Education reception and Pat Hardy spoke about the impact of the proposed budget cuts.
  - Council Member Perry Bynum stated that the NCTCOG Emergency Preparedness Planning Council recently reviewed the State Homeland Security Program project recommendations, and received a report from Arlington Fire Chief Don Crosson regarding the Super Bowl plans.
  - City Manager Gary McKamie reminded the City Council of the upcoming Town Hall meeting to be held on Thursday, January 27, 2011, at 7 p.m., and the Grand Opening of the new senior center on Saturday, January 29, 2011, at 2 p.m.
  - City Manager McKamie introduced Bob Dransfield, Partner, Fulbright & Jaworski L.L.P., and Marti Shew, Vice President, First Southwest.
- Mr. Dransfield and Ms. Shew addressed the City Council regarding the Certificate of Obligation issuance and the bond refunding items (#18 & #19) to be considered by the City Council at the regular meeting. Ms. Shew advised that the City received very favorable rates for both sales and the net savings to the city on the bond refunding is \$421,000.
- Assistant City Manager Barker addressed the City Council regarding the application for funding for the 2011 Home Program.

- Director of Planning and Economic Development Mike Collins updated the City Council on the proposed development to be located at S.H. 183 and S.H. 360, specifically regarding the developer's response to address the concerns raised by the City Council regarding the development.
- City Manager Gary McKamie addressed the City Council regarding the scheduled increase to the solid waste and recycling rates. The new rates will go into effect March 1, 2011.
- Finance Director Vicki Rodriguez presented the financial report for the period ending December 31, 2010.
- City Manager McKamie reviewed the regular agenda items.

Zack Knutson, Chief Operating Officer, Rubloff Development Group, addressed the City Council regarding the Glade/121 development.

Deputy City Manager Loretta Getchell addressed the City Council regarding the items related to the Tax Increment Reinvestment Zone #3 – Glade Parks.

- Finance Director Rodriguez introduced Brad Jay, Partner, Weaver LLP.

Mr. Jay, accompanied by Adam McKay, presented the Comprehensive Annual Financial Report (CAFR) to the City Council.

### **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 related to:
  - o Lease of City property north of Harwood Road
  - o Purchase of property - Minters Chapel
- Economic development negotiations as authorized by Section 551.087 of the Texas Government Code related to:
  - o Glade Parks
  - o State Highway 183 at State Highway 360

The City Council reconvened into open session at 6:57 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  
 Finance Director Vicki Rodriguez  
 Interim Fire Chief Paul Smith  
 Assistant Police Chief Harland Westmoreland  
 Director of Public Works and Engineering Ron Young  
 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  
 Accountant II Diana Ayala  
 Computer Support Specialist Jake Dilliplane  
 Senior Planner Stephen Cook  
 Firefighter II/Paramedic Ashley Howard  
 Police Lieutenant Steve Kockos  
 Utility Billing Clerk Inga Langi  
 Firefighter/Driver/Paramedic Jason Moon  
 Police Lieutenant Wayne Pavlik  
 Senior Police Corporal Scott Peterson  
 Senior Police Officer Sheli Smith  
 Fire Lieutenant Shawn Soule  
 Assistant Finance Director Jackie Theriot  
 Utility Billing Manager Kathryn Tipton  
 Office Technician Leigh Ann Toney  
 Firefighter/Paramedic David Upchurch  
 Police Lieutenant John Williams

**VISITORS**

Faiz Ali	Darl Easton	Trey Toney
Farida Ali	Iris Elliott	Alex Verela
Lisa Bynum	Esther Johnson	
Wade Delk	Jake Thomasson	

And others as noted in the visitor register.

**INVOCATION**

Council Member Perry Bynum gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Glenn Porterfield led the Pledge of Allegiance.

**ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR FEBRUARY**

Finance Director Vicki Rodriguez introduced Office Technician Leigh Ann Toney. Leigh Ann was accompanied by her husband, Trey, and Utility Billing Manager Kathryn Tipton.

Mayor Saleh presented Leigh Ann with a certificate commemorating her selection as Employee of the Month for February 2011.

**ITEM NO. 2. PRESENTATION OF PROCLAMATION**

Mayor Mary Lib Saleh presented Assistant Police Chief Harland Westmoreland a proclamation in recognition of his retirement following thirty-five years of service with the City of Eules.

**ITEM NO. 3. RECOGNITION OF RECIPIENT OF THE EAGLE SCOUT AWARD FROM THE BOY SCOUTS OF AMERICA**

Mayor Saleh presented Faiz Ali, Boy Scout Troop No. 758, with a certificate in recognition of achieving the rank of Eagle Scout. Faiz stated that his community service project included participation in the Eules Revitalization program (now known as Community Powered Revitalization or CPR), and specifically the rehabilitation of the exterior of a home in September 2009.

**ITEM NO. 4. PRESENTATION OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2010**

Brad Jay, Audit Partner with Weaver, LLP, presented the results of the Comprehensive Annual Financial Report to the City Council, and stated that the report indicates a healthy financial position for the city. He added that the opinion was once again unqualified, which is the highest level of assurance they can provide.

**ITEM NO. 5. PRESENTATION OF QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 31, 2010**

Finance Director Vicki Rodriguez presented the quarterly financial report for the period ending December 31, 2010.

**CONSENT AGENDA (Items 6 through 12)**

Council Member Stinneford motioned to approve Consent Agenda items number 6 through 12.

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. 6. APPROVED RENEWAL OF JOINT PURCHASE AGREEMENT**

Approved renewal of joint purchase agreement with Tarrant County for the purchase of various types of automotive and equipment fuels. The supplier under this contract will be Martin-Eagle Oil Company, Inc., Denton, Texas, and is for the second year of a five-year renewal option.

The estimated annual expenditure is \$348,400.

**ITEM NO. 7. ACKNOWLEDGED RECEIPT OF FY2010 ANNUAL INVESTMENT REPORT**

Acknowledged receipt of Fiscal Year 2010 Annual Investment report in accordance with Texas Government Code, Chapter 2256.

**ITEM NO. 8. ACKNOWLEDGED RECEIPT OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING SEPTEMBER 30, 2010**

Acknowledged receipt of Comprehensive Annual Financial Report (CAFR) for Fiscal Year ending September 30, 2010, in accordance with Article VII, Section 11 of the City of Euless Charter.

**ITEM NO. 9. APPROVED RESOLUTION NO. 11-1356**

Approved Resolution No. 11-1356, approving the Investment Policy for funds for the City of Euless in accordance with the Public Funds Investment Act.

**ITEM NO. 10. ACKNOWLEDGED ACCEPTANCE OF CAPITAL IMPROVEMENT ADVISORY COMMITTEE SEMI-ANNUAL REPORT**

Acknowledged acceptance of the Capital Improvement Advisory Committee Semi-Annual report from April 1, 2010, through September 30, 2010, relative to the progress of the Capital Improvements Plan and the imposition of impact fees (Resolution 10-02-CIAC).

**ITEM NO. 11. AUTHORIZED WELL REPAIRS TO THE FULLER WELL BY MILLICAN WELL SERVICE, LLC**

Authorizing well repairs to the Fuller Well (118 West Fuller Drive) by Millican Well Service, LLC, P.O. Box 820487, Fort Worth, Texas, 76182 in an amount not to exceed \$117,000, and finding that the procurement is necessary due to unforeseen damage to public equipment and finding that the repair is necessary to preserve the public health and protect the safety of the City's residents.

**ITEM NO. 12. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes for the Special Called meeting of January 10, 2011, and the Regular meeting of January 11, 2011.

**REGULAR AGENDA**

**ITEM NO. 13. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 10-14-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1900**

Mayor Saleh opened the public hearing at 7:45 p.m.

Planning and Economic Development Director Mike Collins presented the request to the City Council, and advised that the applicant is requesting approval of a Specific Use Permit to operate an internet based motor vehicle dealership at 1361 West Eules Boulevard. He advised that the Planning and Zoning Commission recommends approval of the request with the following conditions:

- 1) Tied to the owner, Mr. Wade Delk; and
- 2) Tied to the business name: Patriot Motor Company; 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; 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.

Wade Delk, owner and applicant of Patriot Motor Company, was present to address questions from the City Council.

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

There being no opponents, Mayor Saleh closed the public hearing at 7:48 p.m.

Mayor Pro Tem Martin motioned to approve Ordinance No. 1900, authorizing the issuance of a Specific Use Permit on S.H. 10 Business Center Addition, Block A, Lot 2, 1361 West Eules Boulevard for motor vehicle dealer, with the following conditions:

- 1) Tied to the owner, Mr. Wade Delk; and
- 2) Tied to the business name: Patriot Motor Company; 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; 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 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. 14. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1899**

Council Member Hogg motioned to approve Ordinance No. 1899, amending Chapter 82, "Traffic and Motor Vehicles", by adding a new Article entitled "Commercial Motor Vehicle Safety Standards"; and amending Chapter 30, "Fees", by adding a new section outlining Commercial Motor Vehicle permit fees.

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.

**ITEMS 15 THROUGH 20 WERE CONSIDERED IN ONE MOTION.**

Deputy City Manager Loretta Getchell introduced items 15 through 20.

Mayor Saleh opened a public hearing at 7:55 p.m. for items 15 through 20 and requested that anyone wishing to address the City Council regarding the items to come forward.

There being no one wishing to speak, Mayor Saleh closed the public hearing at 7:56 p.m.

Mayor Pro Tem Martin motion to approve items 15 through 20, including approval of version "B" of Ordinance No. 1902 (Item No. 19).

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. 15            APPROVED RESOLUTION NO. 11-1357**

Approved Resolution No. 11-1357, authorizing the City Manager to execute participation agreements with Tarrant County and Tarrant County College District for participation in Tax Increment Reinvestment Zone Number Three – Glade Parks.

**ITEM NO. 16.            AUTHORIZED CITY MANAGER TO NEGOTIATE AND EXECUTE A DEVELOPMENT AGREEMENT**

Authorized the City Manager to negotiate and execute a development agreement with Glade 121, L.P. specifying the responsibilities of each party as it relates to public improvements approved in the TIRZ #3 Project and Financing Plan and obligations contained within the Glade Park Planned Development.

**ITEM NO. 17.            APPROVED RECEIPT AND ACCEPTANCE OF RIGHTS-OF-WAY AND EASEMENTS**

Approved receipt and acceptance of rights-of-way and easements for the construction of infrastructure improvements for Segment I of Rio Grande Boulevard including Loving Trail, Chisholm Trail and widening along portions of the southbound State Highway 121 frontage road.

**ITEM NO. 18.            APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1901**

Approved Ordinance No. 1901 related to the issuance of and sale of \$3,035,000 of "City of Euless, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2011", and authorizing the issuance of such certificates of obligation.

**ITEM NO. 19.            APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1902**

Approved Ordinance No. 1902 related to the issuance and sale of "City of Euless, Texas, General Obligation Refunding Bonds, Series 2011", authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City.

**ITEM NO. 20.            APPROVED AWARD OF BID NO. 001-11**

Approved award of Bid No. 001-11 for a construction contract to McMahon Contracting, L.P., Irving, Texas, for the construction of Rio Grande Boulevard, Heritage Avenue, and the widening of the S.H. 121 Frontage Road in the amount of \$1,973,615.95, and authorized the City Manager to enter into a contract with McMahon Contracting, L.P.

**21.    PUBLIC COMMENTS**

There were no public comments.

**22. REPORTS**

**CITY ATTORNEY**

No report given.

**CITY MANAGER**

No report given.

**CITY COUNCIL**

Mayor Saleh reminded those in attendance of the upcoming Town Hall meeting to be held on Thursday, January 27, 2011, at 7 p.m. She also announced the passing of former Council Member Katie Edwards and stated that a memorial service will be held on February 12, 2011, 2 p.m. at Saint Michael Catholic Church in Bedford.

**ITEM NO. 23. ADJOURN**

Mayor Saleh adjourned the meeting at 8:00 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

\_\_\_\_\_  
Susan Crim, TRMC  
City Secretary