

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, August 30, 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, August 30, 2011, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Mayor Pro Tem Donna Mickan, Council Members Tim Stinneford, Leon Hogg, Linda Martin, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- Council Member Leon Hogg announced that the Emergency Management Training in Emmitsburg, Maryland went well.
- Mayor Pro Tem Donna Mickan advised that she attended the dedication of the Payton Tower, Payton Family Lobby, Helen Payton Chapel, and Anderson Meditation Garden on July 30, 2011, at Texas Health Harris Methodist Hospital HEB.
- Mayor Mary Lib Saleh stated she had attended the ribbon cutting for Dynamic Business Solutions on August 25, 2011.
- Police Captain Gary Landers presented a code update relative to apartment inspections, businesses, and residential properties within the city. Additionally he reviewed the internal process for the enforcement of the Stage 1 watering restrictions.
- Director of Planning and Economic Development Mike Collins briefed the City Council on the redevelopment of existing properties, and reviewed the guidelines and criteria for tax abatement agreements pertaining to businesses.
- Director of Public Works Ron Young reviewed the proposed North Tarrant Express Master Utility Agreement, and advised that the agreement will be presented to the City Council at a future meeting.
- City Secretary Kim Sutter addressed the City Council regarding contracting with Tarrant County to conduct the May 2012 General Election.
- City Manager McKamie discussed the proposed Interlocal Agreement with the Hurst-Euless-Bedford Independent School District for use of the City of Euless fuel island.
- Finance Director Vicki Rodriguez presented the financial report for the period ending July 31, 2011.
- City Manager McKamie reviewed the regular agenda items.

## **CLOSED SESSION**

The City Council convened into closed session at 6:37 p.m. for deliberation regarding the following:

Litigation as authorized by Section 551.071 related to:

- o Vanzant vs. Euless
- o Carley vs. Euless

Real property as authorized by Section 551.072 related to:

- o Real Estate (Central Drive)

The City Council reconvened into open session at 6:54 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 Kim Sutter  
Assistant to the City Secretary Holly Houston  
Police Chief Mike Brown  
Director of Planning and Economic Development Mike Collins  
Director of Parks and Community Services Ray McDonald  
Fire Chief Wes Rhodes  
Finance Director Vicki Rodriguez  
Director of Public Works and Engineering Ron Young  
Marketing/Communications Manager Betsy Deck  
Texas Star General Manager Glenda Hartsell-Shelton  
Library Administrator Kate Lyon  
Human Resources/Risk Administrator Carolyn Marshall  
Fleet and Facility Administrator Kyle McAdams  
Information Services Administrator Dan McLain  
Finance Assistant Director Jackie Theriot  
Public Works Manager J.T. Ackerman  
Court Manager Teresa Alexander  
Senior Planner Stephen Cook  
Computer Support Specialist Jake Dilliplane  
Police Captain Gary Landers  
Deputy Court Clerk Roslyn Moore  
Texas Star Receptionist Magen Morton  
Deputy Court Clerk Sylvia Paul  
Deputy Court Clerk Claudia Quintero

Code Inspector Goose Wall  
Police Sergeant Brandon Zachary

**VISITORS**

Alli Adams  
Abbey Adeyeye  
Keith Alexander  
Chris Brown  
Loretta Doty  
Steve Doty  
Darl Easton

Iris Elliott  
Kevin Fralicks  
Daniel Fry  
Fred Gilfillan  
Jo Gilfillan  
Joe Mapes  
Aaron Menchaca

Carroll "Scotty" Scott  
Jake Thomasson  
Peggy Vandiver  
Bhupinder Walia  
Demond Washington  
Donald Washington

And others as noted in the visitor register.

**INVOCATION**

Police Chief Mike Brown gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Donna Mickan led the pledge of allegiance.

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

Court Manager Teresa Alexander introduced Deputy Court Clerk Shesheyko "SheShe" Washington. Shesheyko was accompanied by her husband, Donald and their son, Demond.

Mayor Saleh presented Shesheyko with a plaque and certificate commemorating her selection as employee of the month for September 2011.

**CONSENT AGENDA (items 2 and 3)**

Council Member Martin motioned to approve the Consent Agenda items number 2 and 3.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 2.           AWARDED RFP NO. 008-11**

Approved award of RFP No. 008-11 for re-insurance coverage for the City's health insurance program for October 1, 2011, to September 30, 2012, to HM Insurance Group for specific stop loss coverage. The annual estimated expenditure is \$334,770.72.

**ITEM NO. 3.           APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of August 9, 2011.

**REGULAR AGENDA**

**ITEM NO. 4.           HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 11-09-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1924**

Mayor Saleh opened the public hearing at 7:06 p.m.

Director of Planning and Economic Development Mike Collins presented the case to the City Council, and advised that the applicant, Bhupinder Walia, was seeking a renewal of a Specific Use Permit to allow for a community/meeting center (assembly use) located at 101 W. Glade Road. Additionally, the Planning and Zoning Commission held a public hearing on August 16, 2011, and recommended approval of the Specific Use Permit with the following conditions:

1. Tied to the business owner: Bhupinder Walia; and,
2. Tied to the business name: Double 9 Investments

Mayor Saleh asked to hear from any proponents followed by opponents of the case.

Bhupinder Walia, the applicant, was present to address questions regarding the request.

There being no one requesting to speak, Mayor Saleh closed the public hearing at 7:09 p.m.

Council Member Stinneford motioned to approve Ordinance No. 1924 for a Specific Use Permit on Glade Crossing Shopping Center Addition, Block 1, Lot 1R1, for a Community/Meeting Center (Assembly Use) in Community Business District (C-2) zoning, located at 101 W. Glade Road with the following conditions:

1. Tied to the business owner: Bhupinder Walia; and,
2. Tied to the business name: Double 9 Investments

Council Member Hogg seconded the motion.

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

Nays:           None

Mayor Saleh declared the motion carried.

**ITEM NO. 5. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 11-10-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1925**

Mayor Saleh opened the public hearing at 7:09 p.m.

Director of Planning and Economic Development Collins presented the case to the City Council, and advised that Pastor Abbey Adeyeye is seeking a renewal of a Specific Use Permit for a church to be located at 2807 W. Eules Boulevard. Additionally, the Planning and Zoning Commission held a public hearing on August 16, 2011, and recommended approval of the Specific Use Permit with the following conditions:

- 1) Tied to the pastor: Mr. Abbey Adeyeye; and,
- 2) Tied to the church name: RCCG (Redeemed Christian Church of God).

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

Pastor Abbey Adeyeye, 2807 W. Eules Boulevard, thanked the City Council for their support.

There being no additional proponents wishing to address the City Council, Mayor Saleh asked for any opponents to come forward. There being none, Mayor Saleh closed the public hearing at 7:12 p.m.

Council Member Bynum motioned to approve Ordinance No. 1925 for a Specific Use Permit on J. W. Lewellyn Addition, Block 1, Lot 1, for a Church in Texas Highway 10 Multi-Use District (TX-10) zoning, located at 2807 W. Eules Boulevard with the following conditions:

- 1) Tied to the pastor: Mr. Abbey Adeyeye; and,
- 2) Tied to the church name: RCCG (Redeemed Christian Church of God).

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 6. APPROVED SITE PLAN NO. 11-02-SP**

Director of Planning and Economic Development Collins presented the case to the City Council, and advised that the request is for a 20,000 square foot building which will house a Service Master franchise business, a professional disaster restoration and cleaning company. He added that the Planning and Zoning Commission recommended approval of the request.

Daniel Fry, representing the owner, and Keith Alexander, representing the applicant, were present to address questions regarding the request.

Council Member Martin motioned to approve Site Plan No. 11-02-SP for Commercial Development proposed to be located on Allen M. Downen Survey, A-415, Tracts 1A, 1A01, and 2F, 1608 W. Eules Boulevard.

Mayor Pro Tem Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 7. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 11-05-CC**

Council Member Hogg motioned to approve Temporary Use Permit No. 11-05-CC for a Tent Sale to be located on 1717 W. Eules Boulevard, Eules Industrial Park, Block 3, Lot 1, for three (3) consecutive days beginning September 2, from 5:00 p.m. to 8:00 p.m., continuing September 3, from 10:00 a.m. to 8:00 p.m., and concluding on September 4, from 8:00 a.m. to 5:00 p.m.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 8. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 11-06-CC**

Council Member Bynum motioned to approve Temporary Use Permit No. 11-06-CC for La Vina Funfest to be located on 1202 W. Eules Boulevard, A. M. Downen Addition, Lot 1, on September 3, 2011, from 6:00 p.m. to 9:00 p.m.

Mayor Pro Tem Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 9. HELD A PUBLIC HEARING FOR EULESS DEVELOPMENT CORPORATION (EDC) BUDGET FOR FY 2011-2012**

Mayor Saleh opened the public hearing at 7:24 p.m.

Director of Finance Vicki Rodriguez presented the proposed Fiscal Year 2011-2012 Euless Development Corporation (EDC) Budget.

Beginning Fund Balance (Estimated)		\$1,251,528
Operating Revenues		\$3,479,597
Operating Expenditures		
Parks	\$960,268	
Library	\$948,219	
Economic Development	\$279,245	
Debt/Bank Charges	\$974,762	
Contingency	<u>\$ 50,000</u>	
Operating Expenditures		(\$3,212,494)
Capital Expenditures		<u>(\$ 488,715)</u>
Ending Fund Balance (Projected)		<u>\$1,029,916</u>

She stated that the Euless Development Corporation Board of Directors met on August 8, 2011, and recommends approval of the proposed budget for Fiscal Year 2011-2012. If approved as presented, the ending fund balance of \$1,029,916 will exceed the Board's recommended minimum reserve level of \$500,000. Additionally, she explained that the proposed capital expenditures include a carryover of \$291,385 to complete projects approved in prior years that have not yet been completed.

There being no proponents or opponents wishing to speak, Mayor Saleh closed the public hearing at 7:29 p.m.

**ITEM NO. 10. APPROVED EULESS DEVELOPMENT CORPORATION (EDC) BUDGET FOR FY 2011-2012**

Council Member Porterfield motioned to approve the Euless Development Corporation (EDC) Budget for Fiscal Year 2011-2012.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 11. HELD A PUBLIC HEARING FOR CITY OF EULESS FY 2011-2012 OPERATING AND CAPITAL BUDGET**

Mayor Saleh opened the public hearing at 7:29 p.m.

Finance Director Rodriguez presented the proposed City of Euless Fiscal Year 2011-2012 Operating and Capital Budget. She advised that the total revenues for all operating funds are projected at \$89.1 million, and include funding from a variety of revenue sources. Expenditures total \$94.4 million, which includes annual debt service payments, personnel cost, utilities, supplies, maintenance, incentives, capital and other administrative costs. Additionally, the proposed budget includes recommended capital expenses of \$8.6 million that are being funded from cash reserves.

Mayor Saleh asked to hear from anyone wishing to speak regarding the proposed budget.

Joe Mapes, 504 N. Main Street, requested an explanation of the expenditures charged to the water and wastewater fund.

Finance Director Rodriguez stated the expenditures include utility bills, expenses related to the service center department, infrastructure improvements, water and wastewater capital improvements, and personnel.

Darl Easton, 1005 Fayette Drive, thanked the City Council for having the budget meetings within city facilities this year.

There being no additional proponents or opponents wishing to address the City Council, Mayor Saleh closed the public hearing at 7:46 p.m.

**ITEM NO. 12. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1922 ADOPTING THE CITY OF EULESS OFFICIAL OPERATING AND CAPITAL BUDGETS FOR FY 2011-2012**

Council Member Stinneford motioned to approve Ordinance No. 1922, adopting the City of Euless official Operating and Capital Budget for Fiscal Year 2011-2012.

Mayor Pro Tem Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 13. RATIFIED THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE FY 2011-2012 BUDGET**

Council Member Martin motioned to ratify the property tax revenue increase reflected in the Fiscal Year 2011-2012 budget.

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 14. HELD PUBLIC HEARING FOR PROPOSED TAX RATE**

Mayor Saleh opened the public hearing at 7:48 p.m.

Finance Director Rodriguez presented the proposal to adopt an ad valorem tax rate of \$0.4700 per \$100 valuation for tax year 2011. She added that the tax rate has remained unchanged since FY 2008.

There being no proponents or opponents, Mayor Saleh closed the public hearing at 7:56 p.m.

**ITEM NO. 15. ANNOUNCED THE DATE, TIME AND PLACE OF VOTE ON TAX RATE**

Mayor Saleh announced that the vote on the tax rate will take place on Tuesday, September 13, 2011, at 7:00 p.m. in the City Council Chambers, 201 N. Ector Drive, Euless, Texas.

**ITEM NO. 16. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1921**

Mayor Saleh opened the public hearing at 7:57 p.m.

Deputy City Manager Loretta Getchell introduced the item and stated that based on the amortization schedule of the debt service for such improvements, an assessment in the amount of \$.276444 per \$100 of assessed value is necessary for Fiscal Year 2011-2012. Additionally, a service and assessment plan was provided that reflects the anticipated assessments for a five year period.

Mayor Saleh asked for any proponents followed by opponents wishing to address the City Council regarding the item to come forward.

There being no one requesting to speak, Mayor Saleh closed the public hearing at 7:59 p.m.

Council Member Martin motioned to approve Ordinance No. 1921, approving the levy of a special assessment in the amount of \$.276444 per \$100 of assessed value for the Glade Parks Public Improvement District (PID) and approving the service and assessment plan.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 17. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1923**

Finance Director Rodriguez presented the item to the City Council, and stated that Ordinance No. 1923 would amend the fees charged for water consumption and wastewater service, effective October 1, 2011. The rate adjustments are in response to rate increases proposed by the Trinity River Authority (TRA). TRA has advised that water rates will increase \$0.2100 per 1,000 gallons and wastewater rates will increase \$0.0400 per 1,000 gallons. Therefore to cover the overall cost of operating the system, adjustments need to be made to the city's current rate structure. Additionally, the ordinance provides for regulations dealing with the use of reclaimed water.

Council Member Stinneford motioned to approve Ordinance No. 1923 amending Chapter 30, "Fees", Section 30-35 "Water and Wastewater Service-Monthly Rates", Section 30-37 "Monitored Group Class", Chapter 86 "Utilities", Article II, "Water and Sanitary Sewer Systems", Section 86-26 "Rules, Regulations, Policies and Procedures" and Section 86-36 "Drought Contingency Plan", of the Eules Code of Ordinances.

Mayor Pro Tem Mickan seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 18. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1920**

Council Member Bynum motioned to approve Ordinance No. 1920, reappointing Kenneth C. Whitely and Tim Murphy as Associate Judges of the Municipal Court of Record for two (2) year terms, expiring September 30, 2013.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 19. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 20.           REPORTS**

**City Attorney**

No report given.

**City Manager**

No report given.

**City Council**

Council Member Martin thanked Finance Director Rodriguez for doing a great job as well as thanked city employees for attending tonight's meeting.

Council Member Hogg welcomed City of Bedford Council Member Chris Brown.

Council Member Bynum expressed his appreciation to the citizens for attending the meeting.

Mayor Saleh advised that a Special Called City Council meeting will be held on September 6, 2011, at 7:00 p.m. to receive public input regarding the proposed Ad Valorem Tax Rate. Additionally, she announced the 911 Memorial dedication to be held on September 11, 2011, 7:30 a.m.

**ITEM NO. 21.           ADJOURN**

Mayor Saleh adjourned the meeting at 8:12 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary