

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, December 13, 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, December 13, 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 Leon Hogg, Linda Martin, Glenn Porterfield, and Perry Bynum. Council Member Tim Stinneford was out of town on business.

During the Precouncil meeting:

- Mayor Mary Lib Saleh advised that she attended a Christmas gift distribution event at South Euless Elementary. The event was hosted by 6Stones as part of the Night of Wonder program. Council Member Perry Bynum advised that he participated in the event at Wilshire Elementary School.
- City Manager Gary McKamie announced the following:
  - City of Euless City Council and employees sponsored 200 children through the 6Stones Night of Wonder program;
  - Retirement of Susan Neal, Senior Librarian;
  - Employee Christmas party - December 16, 2011; and
  - Christmas and New Year holiday closings.
- Director of Parks and Community Services Ray McDonald and Library Administrator Kate Lyon reviewed the holiday closing schedules for their respective departments.
- Director of Public Works and Engineering Ron Young advised that the Tarrant Regional Water District (TRWD) water storage capacity remains at 68 percent, despite a slight rise in the lake levels.
- Henry DelCastillo, Chair of the United Way Northeast Transportation Committee, presented the HEB Transit 2011 overview which consisted of ridership data, accomplishments, and funding. North Central Texas Council of Governments (COG) Senior Transportation Planner James Powell and Transportation Planner Chris Williams were present to address any additional questions.
- Police Captain Gary Landers presented the code update, including residential, commercial, and apartment inspections. Additionally, he informed the City Council of the status on the horse farm located at the corner of South Pipeline Road and South Industrial Boulevard.
- Director of Planning and Economic Development Mike Collins provided an overview related to the 2011 residential and commercial construction as well as the status of new developments.
- Director of Planning and Economic Development Collins and Director of Public Works and Engineering Young provided an update regarding the North Tarrant Express

project and the potential impact the project will have on the businesses along the service road of State Highway 183 (SH 183) from Westpark Way to Industrial Boulevard (FM 157).

City Manager McKamie advised that construction of the segment of SH 183 in Euless remains unfunded; however TxDOT has advised that research related to toll revenues is encouraging as they consider funding sources.

- Finance Director Vicki Rodriguez advised that sales tax collections were up 11.2 percent and car rental receipts were up 6 percent when compared to October 2010 revenues.
- Director of Public Works and Engineering Young informed the Council of the upcoming seismic testing that will be conducted in the north portion of Euless during January and February by Dawson Geophysical on behalf of Chesapeake Energy.
- Director of Public Works and Engineering Young presented the capital projects update, and advised that DFW Airport is planning to widen Mid-Cities Boulevard from Highway 360 to Airfield Drive in 2012.
- City Manager McKamie reviewed the regular agenda items, which included a presentation from Boyd London and Sarah Bedford with First Southwest related to the proposed Euless Development Corporation and City refunding bonds.

## **CLOSED SESSION**

City Manager McKamie advised that the closed session to discuss the items listed below was no longer necessary:

Purchase, exchange, lease or value of real property as authorized by Section 551.072 related to:

- Real Property adjacent to Texas Star Golf Course, J. W. Haynes Survey
- Lease of City Property – South Pipeline Road

## **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  
Division Chief/Fire Marshal Paul Smith  
Finance Assistant Director Jackie Theriot  
Public Works Manager J.T. Ackerman  
Firefighter II/Paramedic Irving Alvarado  
Fire Inspector II Charles Anderson  
Fire Lieutenant/Paramedic Chanc Bennett  
Firefighter II/Paramedic Dustin Benton  
Firefighter/Driver George Buttler  
Fire Captain Rick Clark  
Senior Planner Stephen Cook  
Firefighter II/Paramedic James Cowger  
Firefighter/Paramedic Joel Daniel  
Computer Support Specialist Jake Dilliplane  
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  
Firefighter II/Paramedic David Johnson  
Police Captain Gary Landers  
Purchasing Manager Mike Lowry  
Firefighter/Paramedic Holt Markum  
Firefighter/Driver/Paramedic Jason Moon  
Division Chief/EMS Jeff Morris  
Firefighter II/Paramedic Saul Padilla  
Firefighter/Driver/Paramedic Michael Parks  
Firefighter II/Paramedic James Rowell  
Fire Battalion Chief Darrell Rutledge  
Firefighter II/Paramedic Cody Skinner  
Division Chief/Operations Dale Skinner  
Fire Lieutenant/Paramedic Kip Smith  
Fire Lieutenant/Paramedic Scott Stamps  
Firefighter II/Paramedic Chris Sutterfield  
Firefighter II/Paramedic Michael Van Pelt

**VISITORS**

John Anderson  
 Calvin Baker  
 Jeanette Baker  
 Sherri Browning  
 Kristi Buttler  
 Tyler Buttler  
 T. Cheeme  
 Andy Chesney  
 Calvin Clark  
 Faith Clark  
 Gina Clark  
 Jeanette Clark  
 Jim Clark

Kamdyn Clark  
 Karsyn Clark  
 Kelsey Clark  
 Montana Clark  
 Rachel Clark  
 Rey Contreras  
 Shirley Daily  
 Loretta Doty  
 Steve Doty  
 Darl Easton  
 Linda Eilenfeldt  
 Iris Elliott  
 David Hughes

Darlene Johnson  
 David Johnson  
 Jerrie Keller  
 Lee Koontz  
 Sue Kosec  
 Debbie Presley  
 Wade Presley  
 Carroll "Scotty" Scott  
 Pritpal Singh  
 Bhupinder Walia

And others as noted in the visitor register.

**INVOCATION**

Council Member Perry Bynum gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Linda Martin led the pledge of allegiance.

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

The presentation to Facility Services Tech III William "Pops" Shafer for employee of the month for January 2012 was not made during the meeting as William was unable to attend.

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

Fire Chief Wes Rhodes introduced Firefighter II David Johnson. David was accompanied by his wife, Darlene and members of the Fire Department. Council Member Bynum presented David with a service pin commemorating his 15 years of service with the City.

Fire Chief Rhodes introduced Fire Captain Rick Clark. Rick was accompanied by his wife, Gina, his parents, Calvin and Jeanette, his daughters, Rachel and Kelsey, his grandchildren, Kamdyn, Karsyn, Montana, and Faith, and members of the Fire Department. Council Member Martin presented Rick with a service pin commemorating his 30 years of service with the City.

Fire Chief Rhodes stated that Firefighter/Driver Tommy Rush was unable to make the meeting due to a family engagement. However, he announced that Tommy has completed 30 years of service with the City.

Fire Chief Rhodes introduced Fire Lieutenant Kip Smith. Kip was accompanied by members of the Fire Department. Council Member Hogg presented Kip with a service pin commemorating his 30 years of service with the City.

Fire Chief Rhodes introduced Firefighter/Driver George Buttler. George was accompanied by his wife, Kristi, his in-laws Wade and Debbie Presley, his son Tyler, his son's girlfriend, Vanessa, and members of the Fire Department. Council Member Porterfield presented George with a service pin commemorating his 30 years of service with the City.

**CONSENT AGENDA (items 3 through 9)**

Council Member Martin motioned to approve the Consent Agenda items number 3 through 9.

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 3. AWARDED BID NO. 005-12**

Awarded Bid No. 005-12 for Professional Employee Leasing to Bowles Group d/b/a Workforce for a two (2) year period with the option to renew for two (2) additional one (1) year terms. The estimated annual expenditure is \$192,599.

**ITEM NO. 4. APPROVED RESOLUTION NO. 11-1377**

Approved Resolution No. 11-1377, recommending award of a construction contract for Community Development Block Grant (CDBG) Project No. B11-UC-48-0001-22-50 to Horseshoe Construction, Inc., LaPorte, Texas, for the replacement of sanitary sewer main in the Midway Park Addition (Collin Drive, Falls Drive, Fannin Drive, Travis Drive, Dallas Drive and Tarrant Drive). Funding for this project is provided by Tarrant County Community Development.

**ITEM NO. 5. AUTHORIZED PURCHASE OF REPLACEMENT COMPUTERS**

Authorized purchase of 59 replacement personal computers from Dell Computer. The estimated expenditure is \$52,358.

**ITEM NO. 6. AUTHORIZED MAYOR TO EXECUTE AN AMENDMENT TO AN INTERLOCAL AGREEMENT**

Authorized the Mayor to execute an amendment to an Interlocal Agreement with the City of Colleyville for roadway improvements along Heritage Avenue.

**ITEM NO. 7. AUTHORIZED CITY MANAGER TO EXECUTE AN INTERLOCAL PURCHASING AGREEMENT**

Authorized the City Manager to execute an Interlocal Purchasing Agreement with the City of Grand Prairie for ready-mix concrete.

**ITEM NO. 8. AUTHORIZED THE PURCHASE OF READY-MIX CONCRETE**

Authorized the purchase of ready-mix concrete from Redi-Mix Concrete, Euless, Texas through a City of Grand Prairie contract utilizing an Interlocal Purchasing Agreement. The estimated annual expenditure is \$250,000.

**ITEM NO. 9. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of November 22, 2011.

**REGULAR AGENDA**

**ITEM NO. 10. APPROVED SITE PLAN NO. 11-05-SP**

Council Member Hogg motioned to approve Site Plan No. 11-05-SP for a commercial development (Rosa's Café) proposed to be located on Glade Parks Addition, Block B, Lot 2, 2711 State Highway 121.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 11. APPROVED SITE PLAN NO. 11-07-SP**

Council Member Bynum motioned to approve Site Plan No. 11-07-SP for a commercial development (Taco Casa) proposed to be located on a portion of Tract 5 of Puente Del Oeste Vol. 3880-53, Pg 56, P.R.T.C.T., 701 South Industrial Boulevard.

Council Member Porterfield seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 12. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1936**

Council Member Porterfield motioned to approve Ordinance No. 1936, appointing Lacy Britten to serve as the Municipal Court Judge for a two (2) year term.

Council Member Martin seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 13. APPROVED EXTENSION OF CONTRACT FOR MUNICIPAL COURT JUDGE**

Council Member Bynum motioned to approve the extension of the contract for Municipal Court Judge Lacy Britten for a one-year term to expire December 31, 2012.

Council Member Porterfield seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 14. CONSIDERED ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "EULESS DEVELOPMENT CORPORATION SALES TAX REVENUE REFUNDING BONDS, SERIES 2012", INCLUDING THE ADOPTION OF RESOLUTION NO. 11-1378**

City Manager McKamie advised that the city will realize a net savings of \$180,338.73 with the refunding of the Euleless Development Corporation (EDC) sales tax revenue bonds.

Council Member Porterfield motioned to approve Resolution No. 11-1378 related to the issuance and sale of Euleless Development Corporation Sales Tax Revenue Refunding Bonds, Series 2012.

Council Member Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 15.           CONSIDERED ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF "CITY OF EULESS, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012", INCLUDING THE ADOPTION OF ORDINANCE NO. 1937 AUTHORIZING THE ISSUANCE OF SUCH BONDS AND PROVIDING FOR THE REDEMPTION OF THE OBLIGATIONS BEING REFUNDED**

City Manager McKamie advised that this is not new debt but merely refinancing of existing general obligation bonds due to significantly lower interest rates. As a result of the refunding, the city will realize a gross savings of \$562,514.76.

Council Member Martin motioned to approve Ordinance No. 1937, authorizing the issuance and sale of City of Eules, Texas, General Obligation Refunding Bonds, Series 2012.

Council Member Porterfield seconded the motion.

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

Nays:           None

Mayor Saleh declared the motion carried.

**ITEM NO. 16.           HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 11-11-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1934**

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

Director of Planning and Economic Development Mike Collins presented the case to the City Council, and advised that the applicant, Mr. Bhupinder Walia, is seeking a Specific Use Permit to develop an 18,191 square foot building for a new place of worship to be located at 104 Cullum Drive. Additionally, the Planning and Zoning Commission held a public hearing on November 15, 2011, and recommended approval of the Specific Use Permit with the following conditions:

- 1) Tied to the owner, Gurdwara Sikh Sangat; and
- 2) Tied to the church name Gurudwara Sikh Sangat.

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

Bhupinder Walia, 2315 Megan Way, Arlington, Texas, stated they have been at their current location for almost 11 years and are in need of a larger facility that will include a kitchen, dining area, classrooms and offices, and provide additional parking.

Dr. Pritpal Singh, 570 Indian Rock Drive, Coppell, spoke in support of the request.

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 7:36 p.m.

Council Member Hogg inquired as to the distance from the driveway and Cullum Drive.

Director of Planning and Economic Development Collins responded that there is in excess of 250 to 300 feet and meets the minimum separation requirements as required by the Texas Department of Transportation.

Council Member Martin inquired as to other uses of the facility and the hours of operation.

Bhupinder Walia stated that the facility would also be used for wedding and birthday celebrations and other events on Friday and Saturday nights.

Mayor Saleh asked on what days worship services would be held.

Bhupinder Walia stated that the services would be held on Sundays.

Council Member Hogg motioned to approve Ordinance No. 1934, authorizing the issuance of a Specific Use Permit on Alexander and Cullum Addition, Lots 20, 21 and a portion of 22, for a Religious Worship Place in Texas Highway 10 Multi-Use District (TX-10) zoning at 104 Cullum Drive with the following conditions:

- 1) Tied to the owner, Gurdwara Sikh Sangat; and
- 2) Tied to the church name Gurudwara Sikh Sangat.

Council Member Martin seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

Mayor Saleh inquired as to when construction would start on the facility.

Bhupinder Walia responded that construction is expected to commence in six (6) months to a one (1) year.

**ITEM NO. 17. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 11-14-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1935**

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

Director of Planning and Economic Development Collins presented the case to the City Council, and advised that the applicant, Mr. James Sosa, is seeking a renewal of a Specific Use Permit for a tire shop located at 116 W. Eules Boulevard. Additionally, the Planning and Zoning Commission held a public hearing on November 15, 2011, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit is tied to the Business Owner James Sosa;
- 2) The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop;
- 3) All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater within the tires;
- 4) All repair of tires shall be conducted within the building or within the fenced area behind the building;
- 5) Outdoor storage is prohibited in front of the building; and
- 6) The term of this Specific Use Permit shall be granted for an additional period of one year in order to gauge the further appropriateness of the use at the specific location.

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

There being none, Mayor Saleh closed the public hearing at 7:46 p.m.

Council Member Bynum motioned to approve Ordinance No. 1935 for a Specific Use Permit on J. P. Halford Addition, Block D, Lot 7, for a Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning, located at 116 West Euless Boulevard with the following conditions:

- 1) The Specific Use Permit is tied to the Business Owner James Sosa;
- 2) The Specific Use Permit is tied to the Business Name: Hwy 10 Tire Shop;
- 3) All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater within the tires;
- 4) All repair of tires shall be conducted within the building or within the fenced area behind the building;
- 5) Outdoor storage is prohibited in front of the building; and
- 6) The term of this Specific Use Permit shall be granted for an additional period of one year in order to gauge the further appropriateness of the use at the specific location.

Council Member Porterfield seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 18. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 11-03-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1933**

Mayor Saleh opened the public hearing at 7:47 p.m.

Director of Planning and Economic Development Collins advised that this item is presented for the consideration of rezoning 3.759 acres from TX-10 and C-2 zoning to PD (Planned Development). He advised that the applicant, Mr. Andy Chesney, is seeking to expand his existing business operation to the vacant land west of their property located at 1201 West Euless Boulevard. No buildings will be constructed and the zoning would allow for wrecker

service, auto and truck impound and container storage. Additionally, the Planning and Zoning Commission held a public hearing on November 15, 2011, and recommended approval.

Andy Chesney, owner and applicant, was available for any questions.

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

There being none, Mayor Saleh closed the public hearing at 7:50 p.m.

Mayor Saleh inquired if there would be an additional median cut on West Eules Boulevard for the new entrance onto the proposed property.

Director of Planning and Economic Development Collins stated there would not be an additional median cut.

Council Member Martin motioned to approve Ordinance No. 1933 for a Planned Development of Allen M. Downen Survey, Tracts 3A01, 3A04, and 3A07; from Texas Highway 10 Multi-Use District (TX-10) and Community Business District (C-2) into Planned Development (PD) zoning. This property is located at 1203 West Eules Boulevard.

Council Member Hogg seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Mickan, Council Members 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**

City Attorney Wayne K. Olson stated that his brother asked him to let Eules know that they have a great Christmas tree.

**City Manager**

City Manager McKamie wished everyone a Merry Christmas and thanked the City Council, the citizens, and the city employees for their support throughout the year.

**City Council**

Mayor Saleh expressed her appreciation to everyone and wished everyone a Merry Christmas. She stated that the next City Council meeting is scheduled for January 10, 2012.

**ITEM NO. 21.      ADJOURN**

Mayor Saleh adjourned the meeting at 7:53 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary