

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, March 12, 2013**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 4:00 p.m. on Tuesday, March 12, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Mayor Pro Tem Perry Bynum, Council Members Leon Hogg, Linda Martin, and Glenn Porterfield. Council Member Tim Stinneford arrived at 4:05 p.m.

During the Precouncil meeting:

- Mayor Mary Lib Saleh announced that the 2<sup>nd</sup> Annual Mayor's Golf Challenge, hosted by Haltom City and benefiting the Birdville Independent School District (BISD) Back to School Health Fair, will be held on April 19, 2013.
- City Council Member Leon Hogg announced that he attended the Beyond the Pale concert that was held at the Euless Library on March 11, 2013, and that 113 guests attended.
- Mayor Pro Tem Perry Bynum advised that he will continue to serve as a board member on the Emergency Preparedness Planning Council (EPPC).
- City Manager Gary McKamie announced that the Euless Tongan Committee meeting will be held on March 18, 2013, at 6:30 p.m., and the City Council Candidate Orientation will be held on March 20, 2013, at 6 p.m.
- City Manager McKamie introduced Tarrant County Commissioner Gary Fickes, Precinct 3.

Commissioner Fickes presented the Tarrant County update, including county statistics, transportation, and road program projects, as well as projects related to health care, economic development, and the annual Empowering Seniors event. Additionally, he provided an update regarding the relocation and reconstruction of Tarrant County Precinct 3 offices.

Following the update, Commissioner Fickes addressed questions from the City Council related to aerial spraying for mosquitos.

Members of the City Council expressed their appreciation to Commissioner Fickes for the support the City receives through the County.

Tarrant County Precinct 3 Administrator Carolyn Sims and Assistant Administrator Devin Wenske were also present.

- Director of Public Works and Engineering Ron Young introduced Lyle Winnette, Senior Environmental Project Manager, URS Corporation.

Mr. Winnette addressed the City Council regarding a Municipal Setting Designation (MSD) for tracts of land located in the City of Grand Prairie at 1102 West North Carrier Parkway, 1111, 1123 through 1139 West North Carrier Parkway, 2005 and 2009 North Great Southwest Parkway and 1097, 1121, 1125 and 1129 Avenue R, and stated that the City has one active well within a five mile radius of the proposed MSD. He provided information relative to the contamination, groundwater gradient and exceedance, and regional geology.

Director of Public Works and Engineering Young advised that a resolution supporting the designation will be presented for consideration at the March 26, 2013, City Council meeting.

- Fire Chief Wes Rhodes presented the fire update related to the Northeast Fire Department Association (NEFDA) apparatus and equipment replacement proposal, which included the following:
  - Current apparatus and capabilities;
  - Committee goals;
  - Facts and statistics;
  - NEFDA assets;
  - Budget information;
  - Population breakdown of 14 member cities;
  - Asset reduction plan;
  - Replacement plan; and
  - Recommended fee schedule.

City Manager McKamie discussed the liability of replacing any of the equipment and NEFDA's proposed direction for receiving and distributing the funds.

Following the presentation, staff addressed questions raised by the City Council related to equipment maintenance and the participation level of the member cities.

- Police Captain Gary Landers presented the code update related to residential and commercial code issues, including the status of apartment inspections.

Following the presentation, members of the City Council suggested that reminders be included in Eules Today related to blocking sidewalks and parking on streets.

- Director of Planning and Economic Development Mike Collins addressed the City Council regarding the proposed amortization schedule for 311 South Industrial Boulevard (Shadow Creek Apartments).
- Finance Director Vicki Rodriguez provided a financial update for the period ending January 31, 2013, with sales tax collection up by 15.95 percent and car rental tax by 14 percent over the prior year.
- City Manager McKamie provided the legislative update, and advised that city staff is monitoring bills related to the following:
  - Appraisal caps;
  - Bond elections;

- Certificates of obligation;
  - Broadcasting of meetings on the internet;
  - Private property rights in certain oil and gas wells;
  - Ownership and local regulation of trees and timber; and
  - Elections.
- Director of Public Works and Engineering Young presented the water update. He advised that the Tarrant Regional Water District (TRWD) storage capacity is at 79 percent.
- City Manager McKamie reviewed the regular agenda.

### **CLOSED SESSION**

The City Council convened into closed session at 6:25 p.m. for deliberation regarding the following:

Seek legal advice from the City Attorney as authorized by Section 551.071 of the Texas Government Code related to amortization.

Deliberate the purchase, exchange, lease or value of real property as authorized by Section 551.072 of the Texas Government Code.

The City Council recessed closed session at 6:56 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  
City Attorney Wayne 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  
Information Services Administrator Dan McLain  
Assistant Director of Finance Jackie Theriot  
Computer Support Specialist II Brett Bennett

Fire Battalion Chief Rick Clark  
Senior Planner Stephen Cook  
Firefighter II Tommy Crist  
Planning and Economic Development Administrative Secretary Alicia Davenport  
Firefighter Cody Delmere  
Firefighter II Scott Evans  
Firefighter/Driver Michael Hanks  
Firefighter Ashley Howard  
Firefighter II David Johnson  
Fire Lieutenant Lance Judd  
Firefighter/Driver Steve Mayo  
Firefighter Kyle McNeece  
Firefighter II Cliff Moore  
Fire Battalion Chief John O'Brien  
Fire Administrative Secretary I Tammy Renteria  
Public Works and Engineering Technical Specialist Richard Ross  
Fire Lieutenant Tommy Rush  
Firefighter/Driver Cody Skinner  
Division Chief/Fire Marshal Paul Smith  
Firefighter II Shawn Soule  
Firefighter Michael Troth  
Firefighter II David Upchurch  
Firefighter II Brian Vann  
Firefighter II Michael VanPelt  
Fire Captain Bill VerSteeg  
Firefighter II Josh Williams  
Firefighter II Chris Williamson

**VISITORS**

Sherri Browning	Don Horton	Barney Snitz
Carla Buckendorf	Jerrie Keller	Faye Stinneford
Shirley Daily	Lark Koontz	Caroline Tait
Loretta Doty	Lee Koontz	Jake Thomasson
Steve Doty	Don Martin	Peggy Vandiver
Linda Eilenfeldt	April Parker	
Iris Elliott	Dee Ross	
Jim Hartman	Carroll "Scotty" Scott	

And others as noted in the visitor register.

**INVOCATION**

Director of Public Works and Engineering Young gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Glenn Porterfield led the pledge of allegiance.

**ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS**

Fire Chief Rhodes introduced Firefighter II David Upchurch. David was accompanied by his dad, Mike, nephew, Aden, niece, Kristin, sister, Kelly, sister's fiancé, Jason, brother, John, and members of the Fire Department. Mayor Saleh presented David with a service pin commemorating his five years of service with the City.

Fire Chief Rhodes introduced Fire Administrative Secretary I Tammy Renteria. Tammy was accompanied by her husband, Danny, son, Chase, daughter, Danielle, and members of the Fire Department. Mayor Saleh presented Tammy with a service pin commemorating her 15 years of service with the City.

Director of Public Works and Engineering Young introduced Technical Specialist Richard Ross. Richard was accompanied by his wife, Dee, daughter, Kim, granddaughter, Kimari, and members of the Planning and Development Department. Mayor Saleh presented Richard with a service pin commemorating his 20 years of service with the City.

Fire Chief Rhodes introduced Firefighter/Driver Steve Mayo. Steve was accompanied by his wife, Vanessa, and members of the Fire Department. Mayor Saleh presented Steve with a service pin commemorating his 30 years of service with the City.

**CONSENT AGENDA (items 2 through 5)**

Deputy City Manager Loretta Getchell presented the consent agenda items.

Council Member Stinneford motioned to approve the Consent Agenda items number 2 through 5.

Council Member Martin seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 2. APPROVED RENEWAL OF PURCHASE THROUGH A JOINT PURCHASE AGREEMENT**

Approved renewal of purchase through a joint purchase agreement with the City of Hurst for routine electrical and emergency repair services to Ed's Electric Lighting Service, Inc., 7160 Baker Boulevard, Richland Hills, Texas. The city wide estimated expenditure is \$95,000, and this renewal would represent the final year of four (4) allowable renewal periods.

This agreement will utilize a joint purchase agreement with the City of Hurst, whom granted approval of the original contract in 2009. The cities of Hurst, Euless, Bedford, Richland Hills, and North Richland Hills are served by this contract.

**ITEM NO. 3. APPROVED RESOLUTION NO. 13-1403**

Approved Resolution No. 13-1403, adopting the City of Euless Proposed Budget Calendar for Fiscal Year 2013-2014, including the Crime Control and Prevention District, and the Euless Development Corporation Budgets.

**ITEM NO. 4. APPROVED RESOLUTION NO. 13-1405**

Approved Resolution No. 13-1405, declaring expectation to reimburse expenditures with proceeds of future debt for the construction, acquisition, purchase, renovation, enlargement, equipment, and improvement of the waterworks and sewer systems properties and facilities.

The resolution is not authorizing the issuance of debt but would allow the City to reimburse itself for expenditures made that are a part of the reclaimed water line extension project, which will be built in several phases. The total estimated cost is \$6.5 million.

**ITEM NO. 5. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of February 26, 2013.

**REGULAR AGENDA****ITEM NO. 6. AUTHORIZED THE MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS**

Deputy City Manager Getchell advised that this item is for consideration of purchasing 10 vacant lots on North Sheppard Drive that are zoned Community Business District (C-2) and will provide potential space for future expansion of city facilities or parking. The general terms of the purchase are anticipated to be as follows:

- 1) Price to be determined by an appraisal completed by a mutually agreed upon appraiser.
- 2) A negotiated cash payment at closing.
- 3) The difference between the appraised value and the negotiated cash payment will be accepted as a donation by the Seller(s) to the City.
- 4) Seller(s) will retain any minerals.
- 5) Seller(s) will provide, at their cost, a Title Policy.
- 6) Seller and City will share the cost of an appraisal. City's share will be capped at \$2,500.

Council Member Hogg motioned to authorize the Mayor to negotiate and execute a contract and conveyance documents for the purchase of 10 lots on North Sheppard Drive generally described as Sheppard Subdivision, Block A, Lots 6, 7, 9, 11, 12, 13, 14, 15, 16, and 17.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 7. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-13-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1989**

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

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Jim Hartman representing JR's Transmission, is seeking a Specific Use Permit for automotive repair in Texas Highway 10 Multi-Use District (TX-10) zoning to be located at 230 Vine Street. Mr. Hartman has been operating the automotive repair facility at 407 West Euless Boulevard and intends to move his operation from that building to the new location. Additionally, the Planning and Zoning Commission held a public hearing on February 19, 2013, and recommended approval of the Specific Use Permit with the following conditions:

- 1) The Specific Use Permit is tied to the Business Owner: Jim Hartman;
- 2) The Specific Use Permit is tied to the Business Name: JR's Euless Transmission;
- 3) All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building;
- 4) Outdoor storage of vehicles or exterior display of merchandise is not permitted within view of the public right-of-way;
- 5) The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and Computerized Diagnostics. Auto services not listed here are thereby prohibited;
- 6) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- 7) The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Jim Hartman, business owner, was present to address 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 7:26 p.m.

Council Member Martin motioned to approve Ordinance No. 1989 for a request for a Specific Use Permit in the Oakwood Terrace Addition, Block 1, Lot A43R for an Automotive Repair Shop in Texas Highway 10 Multi-Use District (TX-10) zoning at 230 Vine Street, with the conditions presented and recommended by the Planning and Zoning Commission.

Mayor Pro Tem Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 8. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 9. REPORTS**

Texas Star General Manager Glenda Hartsell-Shelton presented an update regarding the Texas Star Golf Course and Texas Star Conference Centre which included the following items:

- Repairs;
- Weed, traffic, and drainage control;
- Flowerbeds and entryways;
- Reducing native areas;
- MiniVerde Bermuda practice area;
- Sanctuary on Texas Star;
- Spring aerification; and
- Upcoming Spring events and activities.

Council Member Stinneford stated that the improvements completed at the golf course have been of great benefit to the patrons.

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

Mayor Saleh announced that the City of Euless will hold a general and a special election on Saturday, May 11, 2013, to elect Council Members to serve in Place 1, Place 3, and Place 4, and presented the list of candidates. *(Listed in the order in which names will appear on the ballot):*

<b><u>Place 1</u></b>	<b><u>Place 3</u></b>	<b><u>Place 4</u></b> <b><u>(Unexpired Term)</u></b>
Tim Stinneford Bruce German	Darl Easton Linda Martin	Warren Wilson Linda Eilenfeldt

**ITEM NO. 10.      ADJOURN**

Mayor Saleh adjourned the meeting at 7:36 p.m.

**APPROVED:**

**ATTEST:**

---

Mary Lib Saleh  
Mayor

---

Kim Sutter, TRMC  
City Secretary