

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, March 26, 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 26, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Council Members Leon Hogg, Linda Martin, and Glenn Porterfield. Mayor Pro Tem Perry Bynum was not present due to a scheduled absence.

During the Precouncil meeting:

- City Council Member Leon Hogg announced that he attended the Hurst-Euless-Bedford (HEB) Chamber of Commerce After Hours Mixer hosted by ViewPoint Bank on March 21, 2013, and that it was well attended.
- City Manager Gary McKamie announced that city offices will be closed March 29, 2013, for the Good Friday holiday.

Additionally, he asked the City Council if they had any comments concerning the format change at the last City Council meeting with Deputy City Manager Loretta Getchell providing details of each consent agenda item prior to making the motion.

No concerns were expressed by the City Council regarding the format change.

- Director of Planning and Economic Development Mike Collins presented the development update, including residential and commercial development, and the status of Glade Parks Urban Lofts.
- Director of Planning and Economic Development Collins provided an update related to the Glade Parks development, including the proposed concept change related to the Lifestyle Center and parking. He stated that the proposed concept change includes the replacement of three (3) two-story buildings with two (2) one-story structures, and the replacement of a parking structure with surface parking.

Discussion ensued regarding the proposed concept change and the impact the changes would have to the development, specifically to the amount of square footage designated for office space.

City Manager McKamie stated that staff will advise of the net square footage reduction at a later date.

- Assistant City Manager Chris Barker addressed the City Council regarding the proposed Interlocal Agreement for Electronic Warrant Payment Services through a pilot program with the North Central Texas Council of Governments (NCTCOG). He advised that the agreement will allow the City of Euless and the other pilot program cities to expedite payments between cities when warrant payments are collected. Additionally, he advised that the proposed agreement will be presented for consideration at the April 9, 2013, City Council meeting.

- Director of Public Works and Engineering Ron Young presented the water and wastewater impact fee update, including the results of an impact fee study that was conducted in accordance with state law (Impact Fee Statute) as a result of a request filed by two residents. He stated that the current impact fees have remained unchanged for the past 14 years, and advised that the results of the study support an increase to both water and wastewater impact fees. Mr. Young advised that a proposed ordinance will be presented for consideration at the April 9, 2013, City Council meeting to amend the fees.

City Manager McKamie advised that the new fees would not affect current residential or commercial development, but would affect new residential and commercial development occurring after the adoption of the proposed ordinance.

Matt Hickey, Professional Engineer, Birkoff, Hendricks & Carter, L.L.P., was present to address any questions regarding the study.

- City Manager McKamie announced that Finance Director Vicki Rodriguez has accepted a position with the City of Roanoke, Texas, and stated that Vicki has provided impeccable service to the City and will be greatly missed. Mr. McKamie announced that Assistant Finance Director Jackie Theriot will serve as the Interim Financial Director.

Finance Director Rodriguez provided a financial update for the period ending February 28, 2013. She reported that Operating Revenue is exceeding budget by 3.623 percent and Operating Expenditures are 2.76 percent below budget.

- Director of Public Works and Engineering Young presented the water update. He advised that the Tarrant Regional Water District (TRWD) storage capacity is at 78 percent, and stated that if the conservation pool falls below 75 percent, Stage 1 watering restrictions could be activated.

City Manager McKamie advised that he is proposing to prolong the implementation of Stage 1 watering restrictions due to the conservative approach the City has taken with tiered water rates and reclaimed water usage.

No concerns were expressed by the City Council regarding the proposal to prolong the implementation of Stage 1 watering restrictions.

Discussion took place regarding the city's plan for treating for mosquitos.

- City Manager McKamie reviewed the regular agenda.

Lyle Winnette, Senior Environmental Project Manager, URS Corporation, was present to address questions related to Item No. 6 (MSD, Grand Prairie).

Planning and Development Director Collins presented an update related to Item Nos. 9 and 10 on the regular agenda (Regulating and Concept Plan for Riverwalk Development).

CLOSED SESSION

The City Council convened into closed session at 5:38 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 6:55 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 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
Assistant Police Chief Bob Freeman
Library Administrator Kate Lyon
Fleet and Facility Administrator Kyle McAdams
Information Services Administrator Dan McLain
Computer Support Specialist II Jake Dilliplane
Senior Planner Stephen Cook
Police Captain Steve Eskew
Police Captain Steve Kockos
Police Captain Gary Landers
Police Corporal Bill Norwood
Police Sergeant Ron Williamson

VISITORS

Haider Ali
Ziyan Ali
Sherri Browning
Tim Coltart
Shirley Daily
Darl Easton
Linda Eilenfeldt

Iris Elliott
Mike Fielder
Bruce German
Bernie Hietbrink
Esther Johnson
Kevin King
Paul Kuhar

Robert Medigovich
Greg Roemer
Jake Thomasson
Peggy Vandiver
Vryna Wheeler

And others as noted in the visitor register.

INVOCATION

Police Chief Mike Brown 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 APRIL

Police Chief Brown introduced Police Corporal Bill Norwood. Bill was accompanied by members of the Police Department.

Mayor Saleh presented Bill with a plaque and certificate commemorating his selection as employee of the month for April 2013.

ITEM NO. 2. ANNUAL RECYCLING REPORT

Greg Roemer, President, Community Waste Disposal (CWD), presented the annual recycling report. He reported that CWD collected 1,220 tons of recyclables within the City in 2012, which represents a 9.3 percent increase over the prior year. Additionally, he acknowledged the City of Euless' recycling milestones with the presentation of a plaque, constructed of 100 percent recycled glass, recognizing the recycling of 1,220 tons in 2012, which saved 20,679 trees, 463,600 gallons of oil, and 8,540,000 gallons of water.

Mr. Roemer announced that the City of Euless has been nominated for a Keep Texas Beautiful Award. The City was nominated as a result of the implementation of the "a-la-cart" recycling program.

Robert Medigovich, Municipal Coordinator, CWD, was present for the presentation.

Council Member Stinneford inquired if the routes were taking longer due to the change to the recycling program.

Mr. Roemer stated that they have seen an increase in the time it takes to collect recyclables.

Members of the City Council expressed their appreciation to Mr. Roemer for CWD's long standing association with the City.

CONSENT AGENDA (items 3 through 8)

Deputy City Manager Loretta Getchell presented the consent agenda items.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 8.

Council Member Martin seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 3. APPROVED RENEWAL OF BID NO. 006-11

Approved renewal of Bid No. 006-11 for the annual contract for mowing maintenance to O'Donnell's Landscape Services, Inc., 2140 E. Southlake Boulevard, Suite L607, Southlake, Texas, for the mowing maintenance of city medians, parks, right-of-ways, City Hall, Police and Court campus, and code compliance. The estimated expenditure is \$199,124.25, and this renewal would represent the second of three, one year renewal options.

In 2011, the City awarded the contract for mowing services to three different companies. In 2012, two companies discontinued providing mowing services to the City. Due to a proposed increase in unit cost from O'Donnell's and after evaluating the current contract for mowing services, staff recommends exercising the option of reducing the overall number of mowing cycles and excluding certain service areas from the upcoming contract in order to provide a more efficient and economical service to the City.

ITEM NO. 4. AUTHORIZED PURCHASE OF REPLACEMENT COMPUTERS

Authorized the purchase of replacement computers for various city departments from Dell. Pricing is based on the State of Texas Department of Information Resources contract number DIR-SDD-890-TX. The estimated expenditure is \$105,276.

ITEM NO. 5. AUTHORIZED PURCHASE OF BULK GASOLINE AND DIESEL FUELS

Authorized the purchase of bulk gasoline and diesel fuels through an Interlocal Agreement with Tarrant County from Douglass Distributing Company. The estimated expenditure is \$235,000 for unleaded fuel and \$113,400 for diesel fuel.

The Tarrant County Commissioners Court took action on March 12, 2013, to extend the contract for a third year at the same fixed prices. The current contract will be in effect from April 6, 2013, through April 6, 2014. There will be two remaining one year renewal periods

under this contract. There are twenty-four (24) public entities that are served by this contract within a four county area.

ITEM NO. 6. APPROVED RESOLUTION NO. 13-1406

Approved Resolution No. 13-1406, supporting an application to establish a Municipal Setting Designation (MSD) for a tract 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.

The City of Euless has one groundwater source used for potable water supply that is located within a five mile radius from the proposed MSD site. Staff has determined that a MSD for the property located at the subject location in the City of Grand Prairie, Texas, will have no effect upon the quality of water produced from the well located in the City of Euless.

ITEM NO. 7. APPROVED RESOLUTION NO. 13-1407

Approved Resolution No. 13-1407, recommending award of a contract for Community Development Block Grant (CDBG) Project No. B12-UC-48-0001-22-70 to Estrada Concrete Company, LLC, Dallas, Texas, for the replacement of approximately 109 sidewalk accessibility ramps along South Main Street, Fair Oaks Boulevard, Dallas Drive, Bell Drive, Denton Drive, Lee Drive, Limestone Drive, Sixpence Drive, Newport Way, South Mills Drive, and Simmons Drive.

The project is a continuation of CDBG projects that will replace noncompliant sidewalk accessibility ramps. The construction funds available through Tarrant County for this project are \$409,352.95.

ITEM NO. 8. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of March 12, 2013.

REGULAR AGENDA

ITEM NO. 9. APPROVED REGULATING PLAN NO. 12-15-CC

ITEM NO. 10. APPROVED CONCEPT PLAN NO. 12-15-CC

Director of Planning and Economic Development Collins presented the Regulating Plan No. 12-15-CC and Concept Plan No. 12-15-CC related to the Riverwalk Planned Development located northwest of the intersection of State Highway 360 and State Highway 183. He advised that the Riverwalk Planned Development zoning district was approved in March 2011, and is conceived as a master planned community which contains sub-area zones that allow for a variety of land uses including single family detached, single family attached, multi family, commercial, and commercial mixed use. Detailed site planning and engineering had not yet been completed when the original Regulating Plan was approved. The changes recommended to the Regulating Plan and Concept Plan are a product of that work having now been done within a portion of the overall development south of Midway Road and east of Bear Creek Parkway as well as an area along Harwood Road. Additionally, the Planning

and Zoning Commission recommended approval of the Regulating Plan and Concept Plan at their March 5, 2013, meeting.

Tim Coltart, Managing Director, Realty Capital, 909 Lake Carolyn Parkway, Suite 150, Irving, Texas, representing the applicant, presented a project update, including the master plan outline and the urban loft component. Additionally, he recognized city staff and City Manager McKamie for their coordination with the project.

Bernie Hietbrink, Stratford Land Group, was present to address questions related to the request.

Director of Planning and Economic Development Collins advised that questions raised by the Commission were related to the appearance of trails and architectural features of the urban lofts, which will be addressed when the proposed site plan is presented in several months. Additionally, he stated that the Planning and Zoning Commission approved the items by a 6-0 vote.

Council Member Hogg motioned to approve Regulating Plan No. 12-15-CC and Concept Plan No. 12-15-CC for the Riverwalk Planned Development proposed to be located on the Bradford Adams Survey, Abstract No. 152 and Barnard H. Survey, Abstract No. 107, northwest of the intersection of State Highway 360 and State Highway 183.

Council Member Martin seconded the motion.

Ayes: Mayor Saleh, Council Members Stinneford, Hogg, and Martin

Nays: Council Member Porterfield

Mayor Saleh declared the motion carried.

ITEM NO. 11. PUBLIC COMMENTS

Vryna Wheeler, 614 Essex Place, Euless, addressed the City Council regarding the stop sign located at the intersection of Baze Road and Essex Place, and stated that drivers are not abiding by the stop sign. Additionally, she presented a petition signed by 14 residents in the neighborhood requesting enforcement assistance at the intersection.

ITEM NO. 12. REPORTS

Director of Public Works and Engineering Young presented the Public Works and Engineering update which included the following items:

- Road, overlay and sidewalk projects;
- Streetlights, traffic lights, and ADA Ramps;
- Water and sewer projects;
- 10 year overview of projects; and
- City wastewater calls.

Council Member Stinneford asked Director of Public Works and Engineering Young to consider placing a flashing light before the four-way stop sign at the intersection of Baze Road and Essex Place.

Director of Public Works and Engineering Young stated that he would consider possibilities that should bring attention to the stop sign.

Mayor Saleh presented Mr. Young with a book related to engineering.

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):*

Place 1

Tim Stinneford
Bruce German

Place 3

Darl Easton
Linda Martin

Place 4
(Unexpired Term)

Warren Wilson
Linda Eilenfeldt

ITEM NO. 13. ADJOURN

Mayor Saleh adjourned the meeting at 7:51 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Kim Sutter, TRMC
City Secretary