

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, May 28, 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, May 28, 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 Tim Stinneford, Leon Hogg, Linda Martin, Linda Eilenfeldt, and Glenn Porterfield.

During the Precouncil meeting:

- Mayor Mary Lib Saleh announced that representatives from Boy Scout Troop #273 will lead the pledge of allegiance at the regular meeting. Additionally, she announced that she attended the Colleyville Women's Club celebration luncheon on May 23, 2013, and two Euless students were awarded educational scholarships for volunteerism.
- Council Member Leon Hogg announced that he attended the annual International Council of Shopping Centers (ICSC) ReCon Convention to promote economic development in the City.
- City Manager Gary McKamie introduced recently hired Finance Director Janina Jewell. Additionally he announced the following budget meetings that will be held on May 30, 2013:
  - Crime Control and Prevention District Board, 5 p.m.;
  - City Council Special Called, 6 p.m.; and
  - City Council Work Session, 6:15 p.m.
- Interim Library Administrator Sherry Knight provided the Friends of Library Book Sale update that was held May 17 through 19, 2013. She explained where the books come from, what happens to the books that do not sell, announced the amount of proceeds from sales, and advised that the funds are used to support programs at the Library.
- Director of Parks and Community Services Ray McDonald presented the Euless Family Life Center (EFLC) Aquatics Park update, specifically related to the construction timeline and presented pictures of the progress to date. He stated that the grand opening of the center is scheduled for May 31, 2013, at 11 a.m., and will include special giveaways.
- Director of Planning and Economic Development Mike Collins presented the development update, including residential and commercial development, and the extension of Heritage Avenue to Cheek-Sparger Road.

City Manager McKamie provided an update on the status of the Glade 121, L.P. bankruptcy. He stated that a hearing is scheduled for May 29, 2013, and that development is expected to follow shortly afterwards.

- City Manager McKamie presented the Relocation Assistance Program update and distributed a draft plan to the City Council. He advised that a proposed resolution will be presented for consideration at the June 11, 2013, City Council meeting.

City Attorney Wayne Olson advised the City Council of the purpose for the program which includes providing rules for a relocation advisory service and rules for additional relocation assistance to be made available in appropriate circumstances.

- City Manager McKamie provided the high-speed rail update, and advised that the proposed rail from Dallas/Fort Worth to Houston would be funded entirely by private enterprise. Additionally, he advised that more information will be presented at the next meeting.
- Finance Director Janina Jewell provided the financial update for the period ending April 30, 2013, and advised that sales tax collections were up by 10.5 percent when compared to the prior year.
- Assistant City Manager Barker presented the water update, and advised that the Tarrant Regional Water District (TRWD) storage capacity is at 75 percent.
- City Manager McKamie provided the legislative update and advised that a second session has been called.
- Assistant City Manager Barker provided an update regarding the following:
  - Cullum Drive project;
  - Street asphalt overlays throughout the City;
  - Wastewater lines on Aransas Drive and Johns Drive;
  - Reclaimed water bid opening June 12, 2013;
  - Americans with Disabilities Act (ADA) sidewalk improvements;
  - Water Forum June 6, 2013; 7 p.m.; and
  - Asphalt slurry seal on various streets along Baze Road.
- City Manager McKamie provided the transportation update related to the traffic control device located at the corner of Baze Road and Essex Place, and advised that the city is waiting on the report from the engineering firm.
- City Manager McKamie reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:12 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.

The City Council recessed closed session at 6:30 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  
 Finance Director Janina Jewell  
 Director of Parks and Community Services Ray McDonald  
 Fire Chief Wes Rhodes  
 Marketing/Communications Manager Betsy Deck  
 Texas Star General Manager Glenda Hartsell-Shelton  
 Interim Library Administrator Sherry Knight  
 Human Resources/Risk Administrator Carolyn Marshall  
 Fleet and Facility Administrator Kyle McAdams  
 Information Services Administrator Dan McLain  
 Senior Planner Stephen Cook  
 Computer Support Specialist II Jake Dilliplane  
 Librarian Assistant Carolyn Edge  
 Librarian Lacey Fliger  
 Librarian Donna Gooch  
 Senior Librarian Angela Jones  
 Human Resources Benefit Technician Anniece McKanna  
 Library Aide Nicole Myers

**VISITORS**

Christopher Adams	Ethan Jones	Chandler Willden
Darl Easton	Kate Lyon	Eric Willden
Iris Elliott	Jesus Oquenda	Theresa Willden
Jan Hogg	Carroll "Scotty" Scott	Warren Wilson
Adam Jones	Jake Thomasson	
Emily Jones	Peggy Vandiver	

And others as noted in the visitor register.

**INVOCATION**

Council Member Tim Stinneford gave the invocation.

**PLEDGE OF ALLEGIANCE**

Chandler Willden, Boy Scouts of America Troop 273, led the pledge of allegiance.

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

Interim Library Administrator Knight introduced Senior Librarian Angela Jones. Angela was accompanied by her husband, Adam, daughter, Emily, son, Ethan, and members of the Library Department.

Mayor Saleh presented Angela with a plaque and certificate commemorating her selection as employee of the month for June 2013.

**ITEM NO. 2. RECOGNITION OF RECIPIENT OF THE EAGLE SCOUT AWARD FROM THE BOY SCOUTS OF AMERICA**

Mayor Saleh presented Chandler Willden, Boy Scouts of America Troop 273, with a certificate in recognition of achieving the rank of Eagle Scout.

Chandler was accompanied by his father, Eric, and his mother, Theresa. Chandler presented Mayor Saleh an eagle head as a token of his appreciation.

Paul Langi and Keio Va'enuku, Boy Scouts of America Troop 273, were not present for the presentation.

**ITEM NO. 3. SELECTION OF MAYOR PRO TEM**

Council Member Martin motioned to elect Council Member Leon Hogg to serve as mayor pro tem. Mayor Pro Tem Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**REGULAR AGENDA**

**ITEM NO. 4. APPROVED THE CIVIL SERVICE PROVISIONS AS AMENDED**

Deputy City Manager Loretta Getchell presented the item to the City Council, and advised that the City of Euless had previously adopted a civil service system that governs personnel administration of covered employees pursuant to a uniform policy, and that the Civil Service Commission is recommending revisions to the Civil Service Provisions. Updates to the provisions include establishing a separate process for grievances and appeals and defining eligibility for each process. In addition, excluded positions, definitions, and certain terminology have been updated, items governed by Federal Law or administrative policy have been amended to reflect such, emergency leave has been changed to bereavement

leave, and the promotional examination process has been amended and a process has been established to address complaints.

Council Member Bynum motioned to approve the Civil Service Provisions as amended.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 5. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1995**

Council Member Stinneford motioned to approve Ordinance No. 1995, amending the Code of Ordinances of the City of Euless, Chapter 58, "Personnel", Article II, "Civil Service System" to provide consistency with the Civil Service Provisions recommended by the Civil Service Commission.

Mayor Pro Tem Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 6. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1994**

Council Member Porterfield motioned to approve Ordinance No. 1994, approving and adopting the Rate Review Mechanism Tariff for Atmos Mid Tex.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 7. APPROVED SITE PLAN NO. 13-02-SP**

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Mr. Taylor Gandy, is seeking to reconfigure the highway frontage portion of their existing site due to the acquisition of right-of-way for the expansion of the State Highway 183 corridor. While meeting all city requirements, the new

fire lane will be shifted to the south and located closer to the building. Another change to the site includes the relocation of parking along the north side of the building. The parking has been moved closer to the building which had the impact of eliminating some of the landscaping located along the north foundation of the building. The site has additional parking constructed to the south of the existing lot to serve as overflow parking for the office building, which satisfies the minimum parking requirements. Additionally, the Planning and Zoning Commission recommended approval of the Site Plan on May 21, 2013, by a vote of 6-0.

Taylor Gandy, property owner, was present to address any questions.

Council Member Martin motioned to approve Site Plan No. 13-02-SP for Commercial Development proposed to be located on Regency Center Addition, Block 2, Lot 1, 1331 West Airport Freeway.

Mayor Pro Tem Hogg seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 8. APPROVED SITE PLAN NO. 13-03-SP**

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Ferguson Enterprises, is seeking an expansion of the material storage yard associated with the Ferguson Enterprises business. The site plan proposes to expand the existing service yard to the west and enclose the area with chain-link fencing similar to the existing storage yard, and no new structures are proposed to be constructed on the site. Additionally, the Planning and Zoning Commission recommended approval of the Site Plan on May 21, 2013, by a vote of 6-0.

Mayor Pro Tem Hogg motioned to approve Site Plan No. 13-03-SP for Commercial Storage Yard proposed to be located on Ferguson Addition, Block 1, Lot 1R, 2683 West Eules Boulevard.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

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

Council Member Stinneford motioned to approve the minutes of the regular meeting on May 14, 2013, and the special called meeting of May 14, 2013.

Council Member Martin seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 10. PUBLIC COMMENTS**

Darl Easton, 1005 Fayette Drive, congratulated the newly elected council members, and addressed concerns about a letter written by Todd Smith related to Mr. Easton's recent City Council candidacy. Additionally, he recognized Access Eules, the city's web-based citizen response system, as being a successful tool for reporting concerns.

**ITEM NO. 11. REPORTS**

**City Manager**

City Manager McKamie introduced Finance Director Janina Jewell.

**City Attorney**

No report given.

**City Council**

Mayor Saleh expressed her appreciation to Council Member Perry Bynum for his service serving as mayor pro tem for the last year. Additionally, she announced that the grand opening of the Eules Family Life Center (EFLC) Aquatics Park is scheduled for May 31, 2013, at 11 a.m.

**ITEM NO. 16. ADJOURN**

Mayor Saleh adjourned the meeting at 7:28 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary