

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, September 10, 2013**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 5:00 p.m. on Tuesday, September 10, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Mayor Pro Tem Leon Hogg, Council Members Tim Stinneford, Linda Martin, Linda Eilenfeldt, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- Council Member Linda Martin announced that she and other members of the City Council attended the Sara Hickman concert at Texas Star Conference Centre on September 9, 2013.
- Council Member Perry Bynum expressed his appreciation to the Fire Department for their assistance in responding and caring for his mother-in-law on September 6, 2013.
- Mayor Mary Lib Saleh announced that Jeff Fegan, outgoing Chief Executive Officer, Dallas/Fort Worth (DFW) International Airport, and Maribel Chavez, Fort Worth District Engineer, Texas Department of Transportation, were presented plaques and recognized at a recent Tarrant Regional Transportation Coalition (TRTC) meeting in honor of their upcoming retirements. Additionally, she stated that Mr. Fegan and Ms. Chavez have been valuable associates to the City.
- City Manager Gary McKamie announced the following:
  - 9-11 Remembrance ceremony will be held on September 11, 2013, 9 a.m.
    - Flags will be flown at half-staff in remembrance;
  - Hal Cranor will join the City on September 16, 2013, as the new Director of Public Works;
  - Expressed his appreciation and recognized Assistant City Manager Chris Barker, Public Works Manager JT Ackerman, and Senior Civil Engineer Allen Harts for their contributions in fulfilling the responsibilities of the Director Public Works position since April 2013;
  - Residency relocation of Finance Director Janina Jewell and Director of Administrative Services Dale Harwell to the City; and
  - Recognized Library Administrator Sherry Knight and Texas Star Conference Centre Manager Magen Morton for their efforts in hosting the Sara Hickman concert on September 9, 2013.
- Police Captain Gary Landers presented the code update, including success stories of various city divisions working together to resolve issues in the City, the status of apartment inspections, residential code compliance, and health inspections.
- Deputy City Manager Loretta Getchell addressed the City Council regarding the Tarrant Appraisal District Board of Directors nomination process, and advised that nominations are due by October 15, 2013. At the direction of the City Council, Deputy

City Manager Getchell advised that she would contact John Deithloff to determine his interest in being nominated, and advised that a resolution will be presented for consideration at the October 8, 2013, City Council meeting.

- Finance Director Jewell provided the financial update for the period ending July 31, 2013, and advised that car rental tax was up by five (5) percent bringing the year-to-date total revenue collections up by five (5) percent.
- Assistant City Manager Barker presented the water update. He stated that the Tarrant Regional Water District (TRWD) storage capacity is at 65 percent, and Stage 1 watering restrictions are in effect for the City. He added that the water levels are projected to drop at a rate of one (1) percent per week, and Stage 2 restrictions may be a consideration in October 2013 if no significant rainfall is received. He advised that Stage 2 restrictions would limit outside watering to one (1) time per week. Additionally, he stated that signs have been strategically placed throughout the City to advise residents that watering restrictions are in effect.
- City Manager McKamie presented an update to the City Council related to the August 29, 2013, meeting of the Texas Transportation Commission regarding the proposed municipal highway turnback program, and advised that the program is now being presented as a voluntary program.
- City Manager McKamie reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:22 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 6:54 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 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 Administrative Services Dale Harwell  
Director of Parks and Community Services Ray McDonald  
Finance Director Janina Jewell  
Fire Chief Wes Rhodes  
Fire Division Chief of Operations Chanc Bennett  
Assistant Police Chief Bob Freeman  
Library Administrator Sherry Knight  
Human Resources/Risk Administrator Carolyn Marshall  
Information Services Administrator Dan McLain  
Assistant Fire Chief Jeff Morris  
Division Chief/Fire Marshal Paul Smith  
Assistant Director of Finance Jackie Theriot  
Public Service Officer Carol Agee  
Firefighter II Irving Alvarado  
Police Records Clerk Angela Arredondo  
Police Sergeant David S Chaney  
Senior Computer Developer Tommy Christopherson  
Administration Executive Secretary Diana Cole  
Senior Planner Stephen Cook  
Computer Support Specialist II Brett Bennett  
Firefighter Robert Butler  
Firefighter II Rusty Cade  
Web Designer Adam Eakins  
Firefighter II Jon Evans  
Police Captain Steve Eskew  
Police Corporal Rocky Fimbres  
Fire Inspector II Vernon Gilmore  
Firefighter II Jeremy Goodman  
Police Corporal James Gordon  
Police Technical Services Manager Gary Gregg  
Firefighter II George Grim  
Police Records Supervisor Michele Hastings  
Firefighter/Drive Jeff Hayden  
Firefighter II Robert Hopkins  
Firefighter Cody Hughes  
Firefighter Michael Jones  
Police Captain Steve Kockos  
Police Lieutenant Joe Kraft  
Police Captain Gary Landers  
Police Records Clerk Maria Lopez  
Firefighter/Driver Steve Mayo  
Human Resources Benefit Technician Anniece McKanna  
Police Records Clerk Jolie McManus  
Police Officer Katherine Meador  
Texas Star Conference Centre Manager Magen Morton  
Battalion Chief John O'Brien  
Firefighter II Saul Padilla  
Firefighter Adam Parkhurst  
Code Compliance Inspector James Patterson

Police Lieutenant Wayne Pavlik  
 Firefighter II Josh Schnitzius  
 Firefighter Brandon Schroeder  
 Risk/Human Resources Generalist Connie Scott-Ortiz  
 Fire Lieutenant Jacob Smith  
 Fire Lieutenant Scott Stamps  
 Police Lieutenant Eric Starnes  
 Human Resources Benefit Technician Zella Stierwalt  
 Firefighter/Drive Chris Sutterfield  
 Fire Captain Jerry Sutton  
 Administration Administrative Secretary Danette Thorpe  
 Police Secretary Pam Trawick  
 Firefighter II Tom Tyre  
 Police Records Clerk Carla Voss  
 Firefighter II Ken Wroblski  
 Police Sergeant Ron Williamson  
 Police Sergeant Brandon Zachary

**VISITORS**

Sherri Browning	Steve Doty	Becky Null Davidson
Lisa Bynum	Darl Easton	Diane Porterfield
Andy Chesney	Iris Elliott	Carroll "Scotty" Scott
Adam Collins	Beth Hastings	Barney Snitz
Emily Collins	Clint Hastings	Jake Thomasson
Margaret Collins	Quinton Henderson	Peggy Vandiver
Chase Corley	Don Martin	Harland Westmoreland
Susan Crim	Paul McKamie	Nita Westmoreland
Shirley Daily	Kim McLane	Ron Young
Loretta Doty	Robert Medigovich	

And others as noted in the visitor register.

**INVOCATION**

Assistant City Manager Barker gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Bynum led the pledge of allegiance.

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

Police Chief Mike Brown introduced Police Lieutenant Eric Starnes. Eric was accompanied by his fiancé, Christina, and members of the Police Department. Mayor Saleh presented Eric with a service pin commemorating his 20 years of service with the City.

Police Chief Brown introduced Police Records Supervisor Michele Hastings. Michele was accompanied by her son, Clint, daughter-in-law, Beth, and members of the Police

Department. Mayor Saleh presented Michele with a service pin and clock commemorating her 25 years of service with the City.

Deputy City Manager Getchell introduced City Manager Gary McKamie followed by Police Chief Brown, Assistant Police Chief Bob Freeman, and the entire City Council expressing their appreciation for his service. Gary was accompanied by his wife, Paula. Mayor Saleh presented Gary with a service pin commemorating his 40 years of service with the City. Additionally, Mayor Saleh presented a proclamation to Gary proclaiming September 10, 2013, as Gary "Paw Paw" McKamie Day.

## **ITEM NO. 2. PRESENTATION OF KEEP TEXAS BEAUTIFUL AWARD**

Robert Medigovich, Municipal Coordinator, Community Waste Disposal (CWD), presented the 2013 Keep Texas Beautiful Award to Mayor Saleh, and stated that the City's current recycling program provides three options to residents (blue bags, bins, and carts). He stated that within the first six months of implementation of the new program, recycling within the City has increased by 11.5 percent.

## **ITEM NO. 3. PRESENTATION OF QUARTERLY POLICE DEPARTMENT UPDATE**

Police Chief Brown presented the quarterly Police Department update for the quarter ending June 30, 2013, and reported on the average response times for priority one, two, three, and four calls, as well as statistics related to crimes against persons, and property crimes. Additionally, he reported on officers combined patrol time statistics, and the addition of police personnel, Allie Galloway and Tyler Killman.

Council Member Bynum inquired if the increase in vehicle traffic on State Highway 10 (Eules Boulevard) has caused an increase in patrols or traffic accidents in the City.

Police Chief Brown stated that traffic accidents are holding steady and that there are now five (5) officers working traffic and making sure drivers are compliant.

### **CONSENT AGENDA (items 4 through 6)**

Mayor Saleh read each item into the record.

Council Member Martin motioned to approve the consent agenda items number 4 through 6.

Council Member Stinneford 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.

Deputy City Manager Loretta Getchell reviewed the consent agenda items.

**ITEM NO. 4. AUTHORIZED CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT**

Authorized the City Manager to execute an Interlocal Agreement for continued participation in Fort Worth's Environmental Collection Center Household Hazardous Waste Program from October 1, 2013, through September 30, 2014. The estimated expenditure is \$30,000.

The City has successfully participated in the program since 1997 and the service agreement provides year-round access for Euless residents to the Environmental Collection Center located at 6400 Bridge Street, Fort Worth. In addition, as scheduling permits, the agreement provides the City access to the Crud Cruiser mobile unit for use in mobile collection events during the year. The \$47 per participating household rate for fiscal year 2014 remains unchanged.

**ITEM NO. 5. AWARDED BID NO. 009-13**

Awarded Bid No. 009-13 for the repair of asphalt streets to Reliable Paving, 1903 Peyco Drive North, Arlington, Texas, 76001 and authorized the City Manager to enter into an annual contract. The estimated expenditure is \$115,000.

The Purchasing Department requested competitive sealed bids for the contracting of asphalt street repairs to maintain the City's asphalt streets. The City will utilize the services as needed and will be billed only for the actual services supplied.

**ITEM NO. 6. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of August 27, 2013, and the special called meeting of September 3, 2013.

**REGULAR AGENDA****ITEM NO. 7. ORDINANCE NO. 2001, PLANNED DEVELOPMENT 13-01-PD, WAS REFERRED BACK TO THE PLANNING AND ZONING COMMISSION**

Council Member Stinneford motioned to refer Ordinance No. 2001, Planned Development 13-01-PD, back to the Planning and Zoning Commission due to a clerical error in the public notice process.

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.

City Manager McKamie stated that the request would be re-presented to the Planning and Zoning Commission at their October 1, 2013, meeting and to the City Council at the October

8, 2013, meeting. He explained that the word "west" referenced in the location description should have read "east" of Gateway Boulevard.

**ITEM NO. 8. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 12-18-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2008**

Mayor Saleh opened the public hearing at 7:46 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Dallas MTA, LLP, dba Verizon Wireless, represented by Mr. Mason Griffin of the Griffin Firm, PLLC, is seeking a Specific Use Permit for a Telecommunications Tower in Community Business District (C-2) zoning to be located in the 200 block of Dock McGinnis Road. He advised that on July 25, 2013, the Zoning Board of Adjustment granted variances to Section 84-85(ai)(2)(a)(5) requiring that telecommunications towers must be a minimum of 200 feet or three to one distance to height ratio, whichever is greater and Section 84-85(ai)(2)(a)(6) requiring that telecommunication towers be a minimum distance of 5,000 feet from another telecommunication tower, including from those towers located in an adjacent municipality. In support of the variance of the tower-to-tower setback distance, the applicant stated that "the telecommunications pole will provide emergency 911 service to the residential areas surrounding the site, and telecommunications coverage will be improved along State Highway 183 (Airport Freeway). The proposed 110 foot cell tower will be a monopole design in accordance with city standards and would have an 8 foot masonry wall constructed to screen the equipment shelter. The tower will be designed to accommodate two (2) additional antenna arrays in accordance with city regulations. Additionally, the Planning and Zoning Commission held a public hearing on August 20, 2013, and recommended approval of the Specific Use Permit by a 5-0 vote with the following conditions:

- 1) The Specific Use Permit is tied to the tower ownership: Dallas MTA, LLP dba Verizon Wireless; and,
- 2) 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.

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

Mason Griffin, Partner, Griffin Firm, PLLC, 6423 Tulip Lane, Dallas, presented exhibits showing existing and proposed coverage for Verizon Wireless, and explained that the proposed telecommunication tower will fill the gaps in cell tower coverage. He stated that Verizon Wireless believes that this location will fulfill their goals which were to minimize visual impact for residential neighborhoods, to be close to Airport Freeway, and address coverage needed.

City Attorney Wayne Olson advised the audience that there was one issue that was raised at the Planning and Zoning Commission meeting regarding health concerns due to the location of the telecommunication tower. He stated that the federal government has determined that adequate telecommunication coverage shall be provided and that local government entities are limited with regard to regulating the towers, clarifying that the City has the authority to decide the appropriateness of the tower locations but the decision cannot be based upon concerns relating to possible adverse health effects.

Mayor Saleh asked to hear from any opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:56 p.m.

Council Member Bynum motioned to approve Ordinance No. 2008 for a request for a Specific Use Permit in the Westpark Professional Centre Addition, Block 1, Lot 2R for a Telecommunications Tower in the Community Business District (C-2) in the 200 Block of Dock McGinnis Road with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Eilenfeldt seconded the motion.

Council Member Bynum noted that the City currently has two telecommunication towers in the City with no reports of ill effects. He encouraged residents to drive by the towers located at Midway Drive and Pipeline Road to observe the appearance if they had any concerns.

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 FIRST AND FINAL READING OF ORDINANCE NO. 2007**

Mayor Pro Tem Hogg motioned to approve the first and final reading of Ordinance No. 2007, adopting an Ad Valorem Tax Rate for 2013 of \$0.47 per \$100 valuation which is effectively a 2.38 percent increase in the tax rate.

Council Member Stinneford seconded the motion.

Council Member Bynum noted that the City has held the same tax rate since fiscal year 2008, and only property owners whose appraised property value has increased will realize an increase in their property taxes.

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. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2006**

Council Member Bynum motioned to approve the first and final reading of Ordinance No. 2006, adopting the Tax Roll for 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.

Mayor Saleh expressed her appreciation to city staff and the City Council for their assistance during the entire budget process.

**ITEM NO. 11. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 12. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

No report given.

**ITEM NO. 13. ADJOURN**

Mayor Saleh adjourned the meeting at 8:01 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary