

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, October 22, 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, October 22, 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, and Linda Eilenfeldt. Council Member Perry Bynum arrived at 4:03 p.m. and Council Member Glenn Porterfield was not present.

During the Precouncil meeting:

- Mayor Mary Lib Saleh, Mayor Pro Tem Leon Hogg, and Council Member Linda Martin announced that they attended the Texas Municipal League (TML) annual conference in Austin that was held October 9 through 11, 2013.
- Mayor Saleh announced that Brent McIlvain is the new chairman of the Hurst-Euless-Bedford Chamber of Commerce.
- Council Member Linda Eilenfeldt announced that the 6Stones Community Powered Revitalization (CPR) event was a great success, and reported that seven houses were repaired in the City. Additionally, she acknowledged Assistant City Manager Chris Barker, Marketing/Communications Manager Betsy Deck, Geographical Information System (G.I.S.) Manager David Allen, Public Works Technical Specialist Richard Ross, and Code Compliance Inspector James Patterson for serving as site captains, and the city employees who volunteered during the event.
- Deputy City Manager Loretta Getchell announced that a memorial service will be held on October 26, 2013, at 1 p.m. at First Baptist Church Woodway in Waco, Texas, in memory of Tommie Lee Samuels (former mayor Harold Samuels' wife). Additionally, she advised that the City will perform city-wide preventative spraying for mosquitos October 27 through 29, 2013. She stated that recent West Nile Virus testing showed positive test results in Colleyville and Grapevine.

Council Member Tim Stinneford advised that he has noticed a significant decrease of mosquitos at the Texas Star Golf Course.

Deputy City Manager Getchell advised that North Tarrant Express (NTE) will be temporarily closing the east bound Industrial Boulevard (Highway 157) exit for three months, and that early voting is taking place at the Euless Library for the November 5, 2013, election date.

- Fire Inspector Ken Rawlinson provided an update related to the Community Powered Revitalization (CPR) fall blitz that was held in Euless, Bedford, and Hurst from October 18 to 19, 2013. He reported that 24 houses were repaired, 1,200 volunteers pre-registered, and that 226 houses have been repaired since inception of the program. He displayed pictures of some of the houses that were repaired and stated that the 2014 CPR spring blitz is scheduled for April 11 and 12, 2014, and the fall blitz is scheduled for October 17 and 18, 2014.

- Director of Administrative Services Dale Harwell provided an update related to the Household Hazardous Waste Collection Day event (Crud Day) that was held on October 12, 2013, and announced that 139 vehicles dropped off items and that 15 volunteers assisted with the event.

Council Member Stinneford suggested that, when promoting the event, information be included to identify appropriate items to bring to the City for disposal and also include items that can simply be thrown away.

Deputy City Manager Getchell recognized Assistant City Manager Barker, Director of Administrative Services Harwell, Marketing/Communications Manager Deck, and members of the police and fire academy alumni associations for their assistance during the Crud Day event.

- Director of Planning and Economic Development Mike Collins presented the development update, including residential and commercial development.

Deputy City Manager Getchell acknowledged Building Official Don Sheffield for his quality service working with commercial and residential customers.

- Finance Director Janina Jewell provided the financial update for the period ending September 30, 2013, and advised that car rental tax was up by 4 percent and sales tax collections were up by 4.58 percent when compared to the prior year.
- Director of Public Works Hal Cranor presented the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is at 63 percent. He advised that the drought is predicted to continue or possibly intensify.
- Deputy City Manager Getchell addressed the City Council regarding the board and commission appointments, and advised that appointments will be presented for consideration at the November 12, 2013, City Council meeting.
- Deputy City Manager Getchell reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 5:27 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
- Azadpour vs. City of Euless et al

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

- Cresthaven

Concerning personnel matters as authorized by Section 551.074 of the Texas Government Code related to:

- Planning and Zoning Commission, Zoning Board of Adjustment, Crime Control and Prevention District Board, and Civil Service Commission Appointments
- Municipal Court Judge Evaluation

The City Council recessed closed session at 6:45 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**

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 Public Works Hal Cranor  
Director of Administrative Services Dale Harwell  
Director of Parks and Community Services Ray McDonald  
Finance Director Janina Jewell  
Fire Chief Wes Rhodes  
Texas Star General Manager Glenda Hartsell-Shelton  
Marketing/Communications Manager Betsy Deck  
Library Administrator Sherry Knight  
Fleet and Facility Administrator Kyle McAdams  
Information Services Administrator Dan McLain  
Senior Planner Stephen Cook  
Computer Support Specialist II Jake Dilliplane  
Police Captain Steve Eskew  
Police Captain Gary Landers  
Police Sergeant Brett Morgan  
Code Compliance Inspector James Patterson  
Police Lieutenant Wayne Pavlik  
Code Compliance Inspector Rene Rodriguez  
Code Compliance Inspector Paul Schafer  
Code Compliance Inspector I Fred Struck  
Code Compliance Inspector I Goose Wall  
Police Lieutenant John Williams  
Police Sergeant Brandon Zachary

**VISITORS**

Louis Bellott  
Jose Carcamo  
Darl Easton  
Iris Elliott  
Salesi Fono  
Michael Marchant

David Montgomery  
Angela Morgan  
Bryce Morgan  
Jeff Parsons  
Carroll "Scotty" Scott  
Kevin Smith

Jake Thomasson  
Jeremy Tompkins  
Peggy Vandiver  
Warren Wilson  
Patricia Wood

And others as noted in the visitor register.

**INVOCATION**

Mayor Saleh gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Martin led the pledge of allegiance.

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

Police Chief Mike Brown introduced Code Compliance Inspector I Rene Rodriguez. Rene was accompanied by members of the Police/Code Department.

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

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

Police Chief Brown introduced Sergeant Brett Morgan. Brett was accompanied by his wife, Angela, son, Bryce, and members of the Police Department. Mayor Saleh presented Brett with a service pin commemorating his 20 years of service with the City.

**ITEM NO. 3. PRESENTATION OF PROCLAMATION**

Mayor Saleh presented a proclamation to Kevin Smith, representing the American Diabetes Association in Dallas, proclaiming November as American Diabetes Month.

Mr. Smith thanked the City Council for their support and stated that 1.7 million individuals in Texas have been diagnosed with diabetes, and that diabetes is turning into a health epidemic across America. He advised that additional information about diabetes can be found on their web page ([www.diabetes.org](http://www.diabetes.org)) or by calling 1-800-DIABETES.

**CONSENT AGENDA (items 4 through 11)**

Mayor Saleh read the items into the record.

Deputy City Manager Getchell reviewed the consent agenda items.

Council Member Martin motioned to approve the consent agenda items number 4 through 11.

Council Member Stinneford seconded the motion.

Council Member Stinneford inquired if the Harwood Road extension (Item No. 9) would be completed prior to the start of the NTE Segment 2E portion of the highway construction specific to State Highway 183 East.

Deputy City Manager Getchell stated that NTE is currently working on environmental clearance and that the award of the Segment 2E project is scheduled for August 2014. The intent is to begin the Harwood Road extension first so that it would create an alternate route during the actual reconstruction of State Highway 183 East.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 4. AWARD RFP NO. 011-13**

Awarded RFP No. 011-13 for utility billing and municipal court collection services to American Municipal Services, 3724 Old Denton Road, Carrollton, Texas, 75007, and authorized the City Manager to negotiate and execute a contract.

The City desires to contract with one company to collect delinquent utility accounts and municipal court fines that are past due and/or in warrant status. Staff recommends American Municipal Services (AMS) based on proposals submitted and their previous service that they provided to the City. The fees for their services will be paid by the customers.

**ITEM NO. 5. AUTHORIZED CITY MANAGER TO SEEK COMPETITIVE BIDS**

Authorized the City Manager to seek competitive bids for paving, drainage, water, and wastewater improvements related to Glade Parks, Phase III infrastructure.

The City entered into a development agreement for infrastructure improvements associated with Glade Parks. The developer has requested to expedite these improvements and has escrowed funds to the City sufficient to pay for the cost of the improvements which include streets, drainage, water and wastewater lines, and a bridge over Little Bear Creek. This action will allow the City to seek bids for the improvements and as the development reaches certain milestones, the City will issue bonds to reimburse the developer for cost of the improvements and will use revenue generated from the development to pay for the bonds.

**ITEM NO. 6. AUTHORIZED THE PURCHASE OF GOLF COURSE GROUNDS MAINTENANCE EQUIPMENT**

Authorized the purchase of grounds maintenance equipment for the Texas Star Golf Course from Professional Turf Products, Euless, Texas, through the Buy Board Cooperative Purchasing Program. The estimated expenditure is \$191,392.01.

This purchase includes seven pieces of grounds maintenance equipment and funds were approved in the fiscal year 2014 annual budget to purchase the equipment.

**ITEM NO. 7. APPROVED AMBULANCE REMOUNT**

Approved an ambulance remount for an existing Frazer ambulance module through the Houston Galveston Area Cooperative (HGAC) purchasing program order issued through the chassis supply vendor Sterling McCall Ford, Houston, Texas, and the assigned remount vendor is Frazer Built Ambulances, Houston, Texas. The estimated expenditure is \$98,375.

This request is to authorize the purchase of a new chassis for the remount of an existing ambulance. The ambulance box will be refurbished and remounted onto the new chassis, which will extend the life of the existing ambulance instead of having to purchase a new ambulance. Funds for the purchase were approved in the fiscal year 2014 annual budget.

**ITEM NO. 8. AUTHORIZED PURCHASE OF FITNESS EQUIPMENT FOR EULESS FAMILY LIFE CENTER**

Authorized purchase of fitness equipment from FITCO, 2101 Midway Road, Carrollton, Texas, 75006, through the Texas Local Government Purchasing Cooperative also known as the Texas Buy Board Program for the Euless Family Life Center. The estimated expenditure is \$81,882.71.

This purchase includes both cardio and strength equipment for the Euless Family Life Senior and Recreation Center as approved in the fiscal year 2014 budget.

**ITEM NO. 9. APPROVED RESOLUTION NO. 13-1417**

Approved Resolution No. 13-1417, supporting the extension of Harwood Road to Rental Car Drive and pledging financial support toward the project.

State Highway 183 (SH 183) is a major transportation thoroughfare in the Dallas/Fort Worth (DFW) region. As a result of the reconstruction, the entire region will experience traffic congestion, which has a negative impact on economic growth in the region. DFW International Airport has proposed the extension of Harwood Road to Rental Car Drive as an alternative solution for east and west travel at the south end of the airport and has approached the City seeking support of the project, including a pledge for financial support in the amount of \$100,000. Staff recommends and fully supports regional transportation and believes the extension of Harwood Road to Rental Car Drive will be of great benefit to the City and the entire region, and also will provide a viable alternative route for transportation during the reconstruction of SH 183.

**ITEM NO. 10. APPROVED RESOLUTION NO. 13-1416**

Approved Resolution No. 13-1416, declaring the City as a Hybrid entity, designating the City's health care components, and designating a HIPAA Privacy and Security Officer(s).

This will clarify the various city departments who have access to protected health care information and designates privacy and security officers to ensure compliance with rules and regulations governing protected information.

**ITEM NO. 11. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of October 8, 2013.

**REGULAR AGENDA****ITEM NO. 12. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 13-05-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2013**

Mayor Saleh opened the public hearing at 7:20 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, Reverend Salesi Fono, representing the Church of Tonga, is seeking a Specific Use Permit for a Place of Worship and Pastoral Residence use in Community Business District (C-2) zoning to be located at 1000 Cresthaven Drive. The property consists of a wood frame structure that will be used as a pastoral residence and a 2,100 square foot stucco clad structure that will be converted from a commercial warehouse into a worship center and sanctuary. Additionally, the Planning and Zoning Commission held a public hearing on October 1, 2013, and recommended approval of the Specific Use Permit by a vote of 6-0 with the following conditions:

- 1) Tied to the pastor of the church Reverend Salesi Fono;
- 2) Tied to the place of worship name, Church of Tonga;
- 3) Prior to a Certificate of Occupancy being issued by the City of Euless, the Church of Tonga will provide any required construction drawings related to work on the building that is required to meet all applicable building and fire codes. The City will also verify that all trades that are required to complete work are licensed by the State of Texas and registered with the City of Euless;
- 4) The parking of the site will show that property will accommodate six (6) parking spaces;
- 5) A cooperative parking agreement between the Church of Tonga and the property owner of 1002 Cresthaven be signed and recorded with Tarrant County, allowing for members of the Church of Tonga to legally park at 1002 Cresthaven, in at least four (4) parking spaces, during times of worship;
- 6) The maximum occupancy of the sanctuary would be capped at fifty-two (52) persons;
- 7) The Church of Tonga will be permitted to make application to the City Manager for up to six (6) Special Events per twelve (12) month period of time. During these Special Events, it is acknowledged by the City that the six (6) permanent parking spaces will not be adequate to accommodate parking demand. In these Special Event instances,

managed on-street parking may be permitted as long as the on-street parking does not interfere with normal street operation;

- 8) The residential structure will only be used for housing of the Church pastor or caretaker or to be used for immediate pastoral care and not to be used as a rental residence or used for overnight group housing;
- 9) The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- 10) 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.

Reverend Salesi Fono, Church of Tonga, was present to address any questions related to the case.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:24 p.m.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2013 for a request for a Specific Use Permit in the Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven Drive, for a Place of Worship and Pastoral Residence Use in the Community Business District (C-2) zoning, with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Saleh declared the motion carried.

**ITEM NO. 13. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 13-09-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2014**

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

Director of Planning and Economic Development Collins presented the case to the City Council. He advised that the applicant, David Montgomery, representing Montgomery Cranes, is seeking a Specific Use Permit for an Equipment Rental and Leasing use (long-term leasing of construction cranes) in Texas Highway 10 Multi-Use District (TX-10) zoning and Heavy Industrial District (I-2) zoning to be located at 2603 West Euless Boulevard. The previous use at this location was TJ Lambrecht Construction which contained offices, equipment storage and repair buildings, and an outdoor storage yard. Montgomery Cranes is currently operating in the City of Irving and is seeking approval to move their operation to the City of Euless. The north portion of the property is zoned TX-10, which is where the administrative offices and parking are located. The south portion of the property is zoned I-2, which allows the requested use by right, and is where the crane equipment and booms for the cranes will be stored. Additionally, the Planning and Zoning Commission held a public

hearing on October 1, 2013, and recommended approval of the Specific Use Permit by a vote of 6-0 with the following conditions:

- 1) The Specific Use Permit is tied to the Business Owner: David Montgomery;
- 2) The Specific Use Permit is tied to the Business Name: Montgomery Cranes, LLC;
- 3) The Specific Use Permit is tied to the Property Owner: MMEI Properties, LLC;
- 4) All storage of boom and crane equipment on the site will be placed to the south of two hundred fifty feet (250') from the public right-of-way line of West Euless Boulevard also known as S.H. 10. This condition shall not preclude the business from moving equipment through the northern portion of the site for ingress, egress or for maneuvering for repair; and,
- 5) 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.

David Montgomery, owner and applicant, Montgomery Cranes, was present to address any questions related to the case.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:31 p.m.

Mayor Pro Tem Hogg motioned to approve the first and final reading of Ordinance No. 2014, for a request for a Specific Use Permit in the Texas Continental Express Inc. Addition, Block 1, Lot 1R, 2603 West Euless Boulevard, for an Equipment Rental and Leasing Use in the Texas Highway 10 Multi-Use District (TX-10) zoning and Heavy Industrial District (I-2) zoning, with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Stinneford seconded the motion.

Council Member Bynum asked Mr. Collins to explain the uses allowed in TX-10 zoning.

Director of Planning and Economic Development Collins stated that the specific uses permitted by right in TX-10 zoning are typically businesses that would contain their activities internal to the structure. He added that the I-2 zoning would permit outdoor storage.

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

Nays: None

Mayor Saleh declared the motion carried.

#### **ITEM NO. 14. PUBLIC COMMENTS**

Patricia Wood, 1608 Toplea Drive, Euless, requested that the City resolve the concerns she presented at the September 24, 2013, City Council meeting. She stated that she has not been contacted by any city employee regarding her concerns since the meeting. Additionally, she expressed her continued concerns regarding three home-based businesses within her neighborhood.

City Attorney Wayne Olson reviewed the rules of procedures related to the public comment portion of the meeting.

**ITEM NO. 15.       REPORTS**

Library Administrator Sherry Knight provided the Library update, which included fiscal year 2013 statistics for checkouts, new library cards issued, and visits. She advised of the new digital products including Zinio (digital magazines), TumbleBook Library (children’s story books), and 3M Cloud Library (e-book lending). Additionally, she stated that the Library continues to improve public computer access.

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

Council Member Bynum asked that everyone keep Council Member Porterfield in their prayers.

Mayor Saleh announced that early voting is currently taking place at the Euless Library for the November 5, 2013, elections, and advised that the Heart of North Texas Business Conference will be held on November 1, 2013, at Tarrant County College Northeast Campus.

**ITEM NO. 16.       ADJOURN**

Mayor Saleh adjourned the meeting at 7:47 p.m.

**APPROVED:**

**ATTEST:**

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Mary Lib Saleh  
Mayor

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Kim Sutter, TRMC  
City Secretary