

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, March 25, 2014**

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 25, 2014, 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, and Glenn Porterfield. Council Member Perry Bynum arrived at 4:50 p.m.

During the Precouncil meeting:

- Mayor Pro Tem Leon Hogg announced that he attended the ribbon cutting for Guild Mortgage Company on March 25, 2014, and stated that it was well attended.
- Council Member Linda Eilenfeldt announced that she toured the Meadowood Assisted Living and Memory Care at the Vineyard located north of Glade Road and east of State Highway 121, and the Hurst Euless Board Chamber of Commerce will hold a ribbon cutting at the facility on April 17, 2014.
- Mayor Mary Lib Saleh announced that she attended the re-opening of Baskin Robbins on March 22, 2014, and stated that it was a nice event.
- City Manager Gary McKamie announced the following:
 - Parks and Community Services Ground Maintenance Foreman John Ledbetter retirement reception, March 31, 2014, at 1 p.m.;
 - 6Stones Community Powered Revitalization (CPR) event will be held April 4 and 5, 2014
 - Chop House Burgers is planning a soft opening soon; and
 - Arbor Daze 2014 event, April 26 and 27, 2014
 - Euless Tongan Committee will be participating in the event.
- City Manager McKamie advised that the City received the Texas Comptroller Leadership Circle Platinum Award. The award is presented to local governmental entities demonstrating a high level of financial transparency by providing online access to financial information. He recognized Finance Director Janina Jewell for her efforts in applying for the award.

Finance Director Jewell stated that the award recognizes local governments across Texas that strive to meet a high standard for financial transparency online. There are four levels for the Leadership Circle Award and the City of Euless is one of the first to receive the platinum level. She reviewed and demonstrated the user friendly features of the website when accessing the financial information.
- Director of Planning and Economic Development Mike Collins introduced Tommy Williamson, Public Information Coordinator, North Tarrant Express (NTE).

Mr. Williamson presented an update of the North Tarrant Express highway construction project specific to Industrial Boulevard and Westpark Way, including timelines for the completion of the eastbound frontage road, and future on and off-ramps. He advised that the Industrial Boulevard exits will be closed on April 11 and 12, 2014, from 9 p.m. to 10 a.m. Additionally, he advised that traffic updates are provided on their social media pages (Facebook and Twitter), information hotline (1-888-NTE-2015), and on their project website (www.northtarrantexpress.com).

Renee Lamb, Professional Engineer, NTE Project Manager, Texas Department of Transportation (TxDOT), provided an update related to the eastern section of highway construction.

Heather DeLapp, Regional Public Relations Manager, NTE, and Blake Axen, Deputy Project Manager, TxDOT, were present to address any questions related to the project.

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

City Manager McKamie reminded the City Council that the Glade Parks Site Plan included a gas well pad site; however, currently there is no operator for the site. Additionally, he advised of the closings of Dots (clothing store) and DoubleDave's Pizzaworks.

- Library Administrator Sherry Knight provided the Library update, including the addition of a new iPad kiosk that markets the library's digital products and an E-Reader pilot project. She presented grant project opportunities, and the use of social media to help market and promote upcoming events. She announced that the Library will be open for Arbor Daze 2014, and stated that the Edible Books Contest will be held on April 15, 2014. Additionally, she stated that the Friends of Library Book Sale will be held in September.
- 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:
 - Fall and Winter statistics for golfing rounds and tournaments, golf events, and Conference Centre meetings and events;
 - Raven's Grille parties and guests from October to February;
 - Fall and Winter maintenance projects;
 - Upcoming Spring golf events and tournaments, aerification, and Raven's Grille and Conference Centre events;
 - Golf course improvement projects, including timeline;
 - Summer clinics and events;
 - Timeline for golf course improvement projects; and
 - Golf course maintenance crew.

Texas Star Golf Course Superintendent Scott Boven was present to address any questions related to the golf course.

- Finance Director Jewell provided the financial update for the period ending February 28, 2014, and advised that sales tax collections was the largest one month collection in the history of the City, and that car rental tax was up by 4.55 percent when compared to the prior year to date.
- Assistant City Manager Chris Barker presented the water update related to sanitary and pollution control of areas in proximity to city water wells, and advised that city staff will present an ordinance to the City Council for consideration in April to consolidate the regulations related to sanitary and pollution control into one ordinance.

Director of Public Works Hal Cranor advised that an amendment to the City's drought contingency plan will be presented to the City Council for consideration in April. He advised that the Tarrant Regional Water District (TRWD) storage capacity is at 71 percent. He reported that RW Harden and Associates, Inc. will be performing an evaluation of the three City water wells. Additionally, he expressed his appreciation to Public Works Technical Specialist Richard Ross for his assistance with the annual Water Forum that was held on March 20, 2014.

City Manager McKamie advised that city staff is reviewing the possibility of updating the City's landscaping requirements to ensure that the City is not imposing requirements that do not support water conservation.

Discussion took place regarding the possibility of expanding the reclaimed water line system.

- Director of Public Works Cranor provided the Public Works capital projects update, which included the Tarrant County asphalt overlay improvements to Ector Drive, Trojan Trail, and Midway Drive, and the Cullum Drive reconstruction.

City Manager McKamie stated an update will be provided in the near future regarding the extension of Harwood Road to Rental Car Drive, and of the Southgate Plaza development at Dallas/Fort Worth International Airport.

- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 6:14 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 related to:

- East Midway Drive and Bear Creek Parkway
- West Euless Boulevard

Concerning economic development incentives as authorized by Section 551.087 of the Texas Government Code related to:

- South Industrial Boulevard
- State Highway 121

The City Council recessed closed session at 6:50 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 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
Fleet and Facility Administrator Kyle McAdams
Marketing/Communications Manager Betsy Deck
Texas Star General Manager Glenda Hartsell-Shelton
Information Services Administrator Scott Joyce
Library Administrator Sherry Knight
Senior Planner Stephen Cook
Computer Support Specialist II Jake Dilliplane
Library Administrative Secretary Karan Jasper
Human Resources Benefit Technician Anniece McKanna

VISITORS

Sal Alfieri	Debbie Griffith	Eddie Price
Marcia Brown	Gary Griffith	Jason Reyes
Sherre Browning	Bernie Hietbrink	Barney Snitz
Gemme Campbell	Carol Kveck	Penny Stephenson
Sandra Crowley	Kate Lyon	Nel Stricker
Shirley Daily	Mike McGehee	Jake Thomasson
Loretta Doty	Shellie McMillion	Jeremy Tompkins
Darl Easton	Christian Nilsson	Lori Tompkins
Joy Goodgame	Kenny Olmstead	
Tom Goodgame	Diane Porterfield	

And others as noted in the visitor register.

INVOCATION

Police Chief Mike Brown gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Perry Bynum led the pledge of allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR APRIL

Fleet and Facility Administrator Kyle McAdams introduced Fleet and Facility Services Tech III Jason Farris. Jason was accompanied by his wife, Rose, and co-worker, Blake Cloud.

Mayor Saleh presented Jason with a plaque and certificate commemorating his selection as employee of the month for April 2014.

ITEM NO. 2. PRESENTATION OF PROCLAMATION

Council Member Stinneford presented a proclamation to Shellie McMillion, Alliance for Children Director of Centers and Education, proclaiming April as Child Abuse Prevention Month.

Ms. McMillion thanked the City Council for the recognition and stated that her organization is celebrating its 22nd year as a children's advocacy center in Tarrant County. During most of that time, her organization has partnered with the City of Euless where she has worked with detectives and others in law enforcement for the protection of the City's children.

ITEM NO. 3. PRESENTATION OF TEXAS COMPTROLLER LEADERSHIP CIRCLE PLATINUM AWARD

City Manager McKamie introduced Finance Director Jewell stating that she when joined the City in May 2013, she requested that the City apply for a transparency award from the Texas Comptroller of Public Accounts.

Finance Director Jewell presented the Texas Comptroller Leadership Circle Platinum Award, and stated that the award is given to local governments who strive to meet a high standard of financial transparency online. The Platinum Award is the highest of four levels awarded and was awarded to 36 entities. She provided examples of financial information that can be found on the City's website including several years of spending, check registers, debt and tax information, and also advised that the information is also provided graphically.

CONSENT AGENDA (items 4 through 10)

Mayor Saleh read each item into the record.

Council Member Martin motioned to approve the consent agenda items number 4 through 10.

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.

ITEM NO. 4. AWARDED BID NO. 004-14

Awarded Bid No. 004-14 for asphalt slurry seal and microsurfacing contract to Ny-Mac Enterprises, Inc., 3415 Creyts Road, Lansing, Michigan, as the primary supplier and to Viking Construction, 2592 Shell Road, Georgetown, Texas, as secondary supplier.

Deputy City Manager Getchell stated that this product is used to prolong the life of streets by five to seven years and at a cost considerably less than asphalt. The product would be purchased on an as-needed basis.

ITEM NO. 5. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT

Authorized the Mayor to negotiate and execute a Lease Agreement with U.S. Concrete for use of a City owned building located at 201 West Eules Boulevard.

Deputy City Manager Getchell informed the City Council that this action would allow the Mayor to finalize details and execute the necessary documents of a lease agreement for a building most recently leased and occupied by Hurst Eules Bedford Independent School District. U.S. Concrete plans to utilize the building as their in-house laboratory testing facility.

ITEM NO. 6. AUTHORIZED CITY MANAGER TO EXECUTE AN ENGINEERING DESIGN CONTRACT

Authorized the City Manager to execute an Engineering Design Contract with Mycoskie McInnis Associates, Inc. (MMA) for the design work for the Glade Parks Trail Connection Project with an estimated expenditure of \$119,000.

Deputy City Manager Getchell stated that the trail currently ends east of State Highway 121 (SH 121) and this project would include the design of a connection under SH 121 to the west toward the Glade Parks development and would extend through the Glade Parks development to Heritage Road to connect with the Colleyville trail system. After it is designed, the project will be submitted to the North Central Texas Council of Governments for consideration of grant funding for the construction component.

ITEM NO. 7. AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT

Authorized the City Manager to execute a contract with King Ranch Turfgrass, LP, 106 North Dennis Street, Wharton, Texas, for the purchase of MiniVerde Ultra-Dwarf Bermuda grass sprigs on 19 greens and certified Tifway 419 Bermuda grass on collars around the greens.

Deputy City Manager Getchell stated that the City will be renovating the greens at Texas Star Golf Course this summer and King Ranch Turfgrass is the sole provider of the grass selected. The estimated expenditure will be \$64,028.

ITEM NO. 8. AUTHORIZED THE PURCHASE OF BUNKER SAND

Authorized the purchase of bunker sand with Turf Materials, Inc., P.O. Box 2213, Rockwall, Texas, for Texas Star Golf Course bunker renovation.

Deputy City Manager Getchell stated the City will also be renovating the bunkers at Texas Star Golf Course along with the greens and Turf Materials is the sole provider of the Premier White Bunker Sand selected for the project. The estimated expenditure will be \$72,150.

ITEM NO. 9. AUTHORIZED PURCHASE OF BULK GASOLINE AND DIESEL FUELS

Authorized purchase of bulk gasoline and diesel fuels through an Interlocal Agreement with Tarrant County.

Deputy City Manager Getchell stated that the primary supplier of gasoline and diesel is Martin-Eagle Oil Company, Denton, Texas, and TAC Energy, Dallas, Texas, is the secondary supplier. Douglass Distributing, Sherman, Texas, is the primary supplier of bio-diesel fuels and Martin-Eagle Oil Company will be the secondary supplier. Fuel would be purchased on an as-needed basis. The total annual estimated expenditure is \$360,400.

ITEM NO. 10. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of March 11, 2014.

REGULAR AGENDA**ITEM NO. 11. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS**

City Manager McKamie explained that a 20 foot wide strip of land on the east side of Bear Creek Parkway and south of Midway Drive was conveyed to the City of Euless in December 1997. The surrounding property is owned by Stratford Land Company. The City has agreed to convey the approximately 49,333 square feet of property to Stratford Land Company and in return, the company has agreed to make improvements to the intersections of Bear Creek Parkway and Grange Hall Drive and Bear Creek Parkway and East Midway Drive as well as convey to the City a reclaimed water line easement on the south side of East Midway Drive.

Stratford Land Company representatives Christian Nilsson and Bernie Hietbrink were present for any questions.

Mayor Pro Tem Hogg motioned to authorize the Mayor to negotiate and execute conveyance documents for approximately 49,333 square feet of property located along East Midway Drive and Bear Creek Parkway.

Council Member Bynum 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. 12. APPROVED SITE PLAN NO. 14-02-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the property is located at 200 Westpark Way and was originally constructed as a drive-through bank. The applicant and property owner, Sal Alfieri, intends to redevelop the site as an Italian pizzeria and construct a patio on the front of the building. Landscaping plans would meet or exceed current requirements, parking is adequate for the proposed business and the Planning and Zoning Commission voted unanimously to recommend approval of the Site Plan.

Property owner Sal Alfieri was present to address any questions.

Council Member Stinneford motioned to approve Site Plan No. 14-02-SP for Commercial Development proposed to be located in Westpark Central Addition, Block 1, Lot 4R, 200 Westpark Way.

Council Member Bynum seconded the motion.

Council Member Bynum stated that the establishment is needed in the City.

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. 13. APPROVED RESOLUTION NO. 14-1427

Council Member Eilenfeldt motioned to approve Resolution No. 14-1427, recognizing Mayor Mary Lib Saleh and dedicating the Mary Lib Saleh Euless Public Library in her honor.

Council Member Martin seconded the motion.

Council Member Eilenfeldt read Resolution No. 14-1427 into the record.

Mayor Saleh's daughter, Penny Stephenson, was present.

City Manager McKamie stated that the decision to rename the library was not done lightly. Since 1975, there have been seven U.S. Presidents, seven Texas Governors, and only two Euleless Mayors, Mayor Harold Samuels and Mayor Mary Lib Saleh. Mayor Saleh was instrumental in seeing the half cent sales tax approved in the 1990s which helped to fund the library and has been a great champion of the library.

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

Nays: None

Abstention: Mayor Saleh

Mayor Saleh declared the motion carried.

ITEM NO. 14. APPROVED RESOLUTION NO. 14-1428

Council Member Bynum motioned to approve Resolution No. 14-1428, recognizing Mayor Pro Tem Leon Hogg and dedicating the Leon Hogg Amphitheater at The Villages of Bear Creek in his honor.

Council Member Stinneford seconded the motion.

Council Member Martin read Resolution No. 14-1428 into the record.

Council Member Bynum commended Mayor Pro Tem Hogg on the work he has done for the community.

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

Nays: None

Abstention: Mayor Pro Tem Hogg

Mayor Saleh declared the motion carried.

ITEM NO. 15. APPROVED RESOLUTION NO. 14-1429

City Manager McKamie read Resolution No. 14-1429 into the record.

Council Member Porterfield motioned to approve Resolution No. 14-1429, recognizing Harold Samuels and dedicating the Harold Samuels Finance Building in his honor.

Mayor Pro Tem Hogg seconded the motion.

Mayor Saleh stated that her daughter, Penny, attended school with Harold's son.

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. 16. APPROVED ORDER

Approved an Order cancelling the May 10, 2014, Special Election and declaring an unopposed candidate for the Office of City Council, Place 3 be elected to the office in accordance with provisions of Chapter 2, Subchapter C, of the Texas Election Code.

City Secretary Kim Sutter stated that per the Texas Election Code, if a candidate is unopposed, the City Council may take the action to cancel the election and declare the candidate elected.

Council Member Martin motioned to approve an Order cancelling the May 10, 2014, Special Election and declaring the unopposed candidate for the Office of City Council, Place 3 elected to the office in accordance with provisions of Chapter 2, Subchapter C, of the Texas Election Code.

Council Member Eilenfeldt seconded the motion.

Council Member Bynum introduced Eddie Price as the unopposed candidate for Place 3.

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. 17. APPROVED PARKS AND LEISURE SERVICES BOARD APPOINTMENT

Council Member Bynum motioned to appoint Steve Doty to Place 4 on the Parks and Leisure Services Board.

Council Member Eilenfeldt seconded the motion.

Mayor Saleh stated that Carroll "Scotty" Scott has resigned from the Parks and Leisure Services Board for medical reasons and first Alternate Steve Doty has been appointed to replace him in Place 4.

Council Member Stinneford stated that Scotty has been a great asset to the City and Steve is a hard worker and will do great things as well.

Council Member Bynum stated that Scotty is over 90 years old and did not miss many City Council or Parks and Leisure Services Board meetings, and he will be missed as a member of the board.

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. 18. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 19. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Saleh announced the council candidates for the General Election to be held Saturday, May 10, 2014.

Mayor	Tim St. Clair Linda Lipp Martin Darl Easton
Council, Place 2	Jeremy Tompkins Gary Jones
Council, Place 4	Linda Eilenfeldt

Additionally, Mayor Saleh stated that the Special Election to fill Council, Place 3 has been cancelled and Eddie Price will be listed on the ballot as an "Unopposed Candidate Declared Elected."

Early voting will begin Monday, April 28, 2014 and end Tuesday, May 6, 2014. The full schedule will be posted to the City's website and any questions can be directed to the City Secretary's office.

Mayor Pro Tem Hogg thanked everyone for the honor to serve.

Mayor Saleh expressed her thanks for the honor to serve and thanked the City Council for honoring Mayor Pro Tem Hogg and Mayor Samuels.

ITEM NO. 20. ADJOURN

Mayor Saleh adjourned the meeting at 7:44 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Kim Sutter, TRMC
City Secretary