

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, April 8, 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, April 8, 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, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- City Manager Gary McKamie introduced Cara White and Andrea Russell, representing Taylor, Olson, Adkins, Sralla, Elam L.L.P., and advised that City Attorney Wayne Olson would not be in attendance.
 - Mayor Pro Tem Leon Hogg announced that the Trinity High School Girls Awareness Program (GAP) were on the Paw Talk radio broadcast on April 6, 2014.
 - Council Member Linda Eilenfeldt extended her appreciation to all city staff that participated in the 6Stones Community Powered Revitalization (CPR) event that was held on April 4 and 5, 2014, and reported that 11 houses were repaired in the City.
 - Council Member Perry Bynum announced that he was able to spend time with his new granddaughter this past weekend and stated that she is doing great.
 - Mayor Mary Lib Saleh announced that she attended the Northeast Leadership Forum meeting on April 8, 2014, and stated that Robert Earley, President and Chief Executive Officer, John Peter Smith Hospital, was a wonderful speaker. Additionally, she expressed her appreciation to those that attended the Spice of Life Statue ribbon cutting on April 2, 2014, and expressed her appreciation to the city staff for coordinating the installation of the statue and the ribbon cutting event.
- Fleet and Facility Administrator Kyle McAdams expressed his appreciation to Director of Parks and Community Services Ray McDonald and his staff for their assistance with coordinating the installation of the statue.
- City Secretary Kim Sutter announced that the Fire Department badge pinning will be held on April 11, 2014, at 3 p.m.
 - City Manager McKamie announced the following:
 - 6Stones CPR event repaired 30 houses;
 - Industrial Boulevard exits will be closed on April 11 through 13, 2014;
 - John Terrell, Vice President of Commercial Development, Dallas/Fort Worth (DFW) International Airport, will provide an update on the Southgate Plaza development at DFW International Airport; and
 - Historical Preservation Committee Member Robert Nail scheduled to return home from a rehabilitation facility.

- Code Compliance Inspector James Patterson presented the code update related to swimming pools, including mandatory regulations through several state agencies. He advised of the maintenance goals, which included the importance of maintenance, identifying maintenance needs, understanding staff training needs, and documentation and follow-up.
- Recreation Manager Suzanne Hendrickson provided an update related to Arbor Daze 2014 event that will be held on April 26 and 27, 2014, including headliner acts and the opening of the Library for the event. She advised that some of the tents and activities will include the Tongan Cultural tent, kids carnival, Home Depot Kidz Zone, forestry tent, and other new items. She encouraged everyone to visit the Arbor Daze website (<http://www.arbordaze.org>).
- Director of Parks and Community Services Ray McDonald provided an update related to the Parks, Recreation and Open Space Master Plan. He advised that there are some amendments to the community profile, the parks and recreational system, inventory and improvements, and the prioritization of needs. Additionally, he advised that the proposed amendments will be presented to the City Council for consideration at the April 22, 2014, City Council meeting.

Discussion took place regarding state funding and opportunities in the future for community parks.

- Director of Public Works Hal Cranor presented an update related to the Drought Contingency and Water Conservation Plan, specific to drought stages (Stage 1, 2, and 3) trigger criteria, actions and termination, watering of athletic fields, and penalty for violations. Additionally, he advised that the proposed amendments will be presented to the City Council for consideration at the April 22, 2014, City Council meeting.

Discussion ensued regarding commercial carwashes being able to continue business during watering restrictions because they recycle their water.

City Manager McKamie advised that the City is currently under Stage 1 watering restrictions.

- Director of Public Works Cranor presented the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is down approximately 7.6 percent when compared to the previous year.
- Fire Inspector Ken Rawlinson provided the Fire Marshal update related to the smoke alarm inspection program, which included the following:
 - National statistics;
 - Smoke alarm failure rates;
 - Applying national statistics to Euless demographics;
 - Addressing the smoke alarm problem:
 - Single-family residences
 - Multi-family residences; and

- 2013 and 2014 statistics for smoke alarms tested, and violations found and corrected.

Discussion took place regarding having a community outreach day where the Fire Department visits houses to test their smoke alarms.

City Manager McKamie expressed his appreciation to Fire Inspector Rawlinson for his services to the City as well as his involvement in the 6Stones CPR program.

- Municipal Court Manager Teresa Alexander provided the warrant roundup update, and stated that 2,000 warrants were cleared. She reported that collections were over \$4,000, and approximately 1,300 defendants established payment plans. Additionally, she advised that they continue to attempt to acquire phone numbers to contact the defendants. She stated that Senior Police Officer Pam Byers has been very successful notifying defendants of past due fines.
- Police Senior Corporal Tony Burnett introduced Police Corporal James Gordon and Police Senior Officer Chris White, and presented an update related to the Neighborhood Police Officers. He advised of the community based policing programs, including Citizen Police Academy, Rape Aggression Defense for Women (RAD), and the Hurst-Eules-Bedford Independent School District (HEB ISD) Law Enforcement Program. He advised that they also sponsor a Police Department summer camp, host the Police Department Open House, participate in National Night Out, crime watch, child safety seat inspections, and apartment managers meetings. Also, they disseminate information utilizing Facebook, Nextdoor.com, and Twitter. Additionally, he advised that they perform home security inspections, coordinate the placement of the sky tower, and participate in the Drug Enforcement Administration (DEA) Drug Take Back Program.
- Finance Director Janina Jewell provided the financial update for the period ending February 28, 2014, and advised that car rental tax was down by six (6) percent from the prior year for the same month but was up by three (3) percent when compared to the prior year to date.
- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 6:25 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

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

- South Industrial Boulevard

The City Council recessed closed session at 6:49 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 Cara White
Associate Attorney Andrea Russell
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
Fire Division Chief of Operations Chanc Bennett
Marketing/Communications Manager Betsy Deck
Assistant Police Chief Bob Freeman
Texas Star General Manager Glenda Hartsell-Shelton
Information Services Administrator Scott Joyce
Library Administrator Sherry Knight
Human Resources/Risk Administrator Carolyn Marshall
Computer Support Specialist II Brett Bennett
Senior Planner Stephen Cook
Fire Driver/Engineer Michael Hanks
Human Resources Benefit Technician Anniece McKanna
Police Lieutenant Wayne Pavlik
Police Lead Public Service Officer Howard Smith
Fire Secretary Melissa Thomas
Firefighter Rob Butler
Firefighter II Jon Evans
Firefighter Casey Giles
Firefighter/Driver Jeff Hayden
Firefighter II Robert Hopkins
Firefighter Cody Hughes
Firefighter Michael Jones
Fire Lieutenant Lance Judd
Battalion Chief John O'Brien
Firefighter II Saul Padilla
Firefighter Adam Parkhurst

Firefighter Michael Parks
Fire Lieutenant Tommy Rush
Firefighter II Josh Schnitzius
Firefighter Brandon Schroeder
Fire Lieutenant Scott Stamps
Fire Lieutenant Jacob Smith
Firefighter II Tom Tyre
Firefighter II Kenny Wroblski

VISITORS

Sherri Browning
Lisa Bynum
Jesus Cardenas, Jr.
Desiree Carter
Shirley Daily
Jim Dewey
Darl Easton
Iris Elliott
David Hanks

Margie Hanks
Donna Judd
Ryan Lowry
Sarah Lowry
Mike Nawar
Joe Nazzaro
Pete Ochoa
Victoria Ochoa
Eddie Price

Jake Thomasson
Jeremy Tompkins
Lori Tompkins
Peggy Vandiver
Eric Wilhite
Warren Wilson
Mavy Wright

And others as noted in the visitor register.

INVOCATION

Council Member Tim Stinneford gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Linda Eilenfeldt led the pledge of allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS

Firefighter II George Grim was not present to receive a service pin commemorating his 10 years of service with the City.

Fire Chief Rhodes introduced Firefighter, Driver Engineer/Paramedic Michael Hanks. Michael was accompanied by his wife, Nicole, sons, Cason and Easton, mother, Margie, father, David, sister, Sarah, brother-in-law, Ryan, and members of the Fire Department. Mayor Saleh presented Michael with a service pin commemorating his 10 years of service with the City.

Police Chief Mike Brown introduced Police Lead Public Service Officer Howard Smith. Howard was accompanied by his wife, Betty, mother-in-law, Faye, brother-in-law, Samuel, and members of the Police Department. Mayor Saleh presented Howard with a service pin commemorating his 10 years of service with the City.

ITEM NO. 2. PRESENTATION OF QUARTERLY PUBLIC WORKS REPORT

Director of Public Works Cranor presented the quarterly Public Works report which included the following items:

- Water Department
 - Staff
 - Water line break on Cinnamon Street and Almond Lane;
- Engineering Department
 - Tarrant County overlay project of three previously identified streets has been completed;
 - Striping on Midway Drive will be completed this week;
 - Reclaimed Water Pump Station (pump station at Bear Creek); replacement project is currently underway and is 95% completed;
- Development
 - Utility work and amenities within Dominion on Phase II are under construction;
 - Materials and the concrete plant for Glade Parks are being delivered with road construction expected in the next month.

Additionally, Director of Public Works Cranor stated that work on Cullum Drive is underway and work will be halted the week of Easter, as previously agreed. He also presented statistics related to the work orders, water leaks, and activity reports filed January to March 2014.

Council Member Bynum expressed his appreciation for the work done on behalf of the citizens.

REGULAR AGENDA**ITEM NO. 3. AUTHORIZED THE PURCHASE OF EIGHTY (80) GOLF CARS**

Mayor Pro Tem Hogg motioned to authorize the purchase of eighty (80) golf cars from Club Car Company through the Buy Board cooperative purchasing program for use at the Texas Star Golf Course.

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. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 14-01-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2026

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

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the proposed development includes a 25 lot subdivision located at the intersection of South Main Street and South Pipeline Road. The Planned Development was previously presented to the City Council in January and was approved with enhanced design features including a masonry screening wall within the southern portion of an Atmos Energy gas line easement. Atmos Energy plans to construct a new gas line within the easement requiring the reconfiguration of certain lots and the masonry screening wall. No other changes from the original Planned Development are proposed. The Planning and Zoning Commission held a public hearing on April 1, 2014, and recommended approval of the Planned Development zoning district with a vote of 5-1-0.

Developer Mike Nawar representing Silver Bay Group, Jim Dewey representing JDJR Engineers and Consultants, Inc., and property owner Joe Nazzaro were present to address any questions.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:30 p.m.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2026, changing the zoning of 4.991 acres of land known as J.E. Whitener Estates Addition, Block 1, Tracts 1A and C, from Planned Development (PD) zoning district into Planned Development (PD) zoning district to allow single family residential.

Council Member Stinneford seconded the motion.

Council Member Bynum urged Atmos Energy to explain why discussions regarding the easement did not take place at the time the original Planned Development was approved causing increased costs to the developer.

Mayor Saleh inquired about the number of entrances and exits in the development.

Mr. Collins highlighted two entrance and exits points off South Pipeline Road.

Mike Nawar, 1000 N. Belt Line Road, Irving, Texas, expressed his appreciation to staff and the City Manager for their assistance and cooperation related to the development.

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

Nays: Council Member Porterfield

Mayor Saleh declared the motion carried.

ITEM NO. 5. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 14-02-CC

Council Member Bynum motioned to approve Temporary Use Permit No. 14-02-CC for Jackson Construction, 5112 Sun Valley Drive, Fort Worth, Texas, for a Portable Concrete Batch Plant proposed to be located east of Heritage Boulevard south of Red River Drive.

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. 6. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-02-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2025

Mayor Saleh opened the public hearing at 7:34 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised that Jesus Cardenas, Jr., representing DFW Bimmer, is seeking a Specific Use Permit for Specific Service Automotive Repair to be located at 1361 West Euless Boulevard, Suite 205. Additionally, the Planning and Zoning Commission held a public hearing on March 18, 2014, and recommended approval of the Specific Use Permit by a vote of 5-0 with the following conditions:

- 1) The Specific Use Permit is tied to the Business Owner: Jesus Cardenas Jr.; and,
- 2) The Specific Use Permit is tied to the Business Name: DFW Bimmer; and,
- 3) All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- 4) Outdoor storage of vehicles or exterior display of merchandise, are not permitted; and,
- 5) The services allowed at this facility are as follows: Replace vehicle battery, electrical diagnosis and repair, fuses, lights, reset dash lights (CBS, TPM, ABS, DSC, MIL, ETC.). Vehicle computer programming, window lift repair, interior trim repairs, brakes, oil leak repairs, cooling system repairs. Auto services not listed here are thereby prohibited; and,
- 6) The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- 7) 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.

Jesus Cardenas, Jr. was present to address any questions.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:36 p.m.

Council Member Martin motioned to approve the first and final reading of Ordinance No. 2025 for a request for a Specific Use Permit in the S.H. 10 Business Center Addition, Block A, Lot 2, 1361 West Euless Boulevard, Suite 205 for Specific Service Automotive Repair in Community Business District (C-2), with the conditions presented and recommended by the Planning and Zoning Commission.

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. 7. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2028

Assistant City Manager Chris Barker presented the item to the City Council and stated that this ordinance establishes the necessary rules and regulations regarding sanitation and pollution control of areas in proximity to the public water supply wells. The maintenance of sanitary conditions is vital to the protection of the wells and to the protection of the health and safety of the residents of the City. The City owns and operates three water supply wells and related facilities within city limits which provide potable water to the residents of the City. The ordinance is consistent with a Texas Commission on Environmental Quality ruling regarding certain activities prohibited within 50 to 150 feet of a water well. He also stated that this ordinance will combine several existing ordinances into one.

Council Member Bynum motioned to approve first and final reading of Ordinance No. 2028, amending Chapter 86, "Utilities", Article II, "Water and Sanitary Sewer Systems", Division I, "Generally", of the Code of Ordinances, establishing rules and regulations regarding sanitation and pollution control of the areas in proximity to the City's public water supply wells.

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. 8. APPROVED CITY COUNCIL MINUTES

Mayor Pro Tem Hogg motioned to approve the City Council minutes of the regular meeting of March 25, 2014.

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. PUBLIC COMMENTS

Darl Easton, 1005 Fayette Drive, Euless, commended the City Council and staff on changes made to the City’s website increasing transparency by allowing citizens to view slide presentations and listen to audio of the City Council meetings. Mr. Easton acknowledged the addition of slides presented at the Precouncil meeting to the City website and requested the audio be added as well.

Warren Wilson, 506 Limestone Drive, Euless, discussed the meaning of the word “resident” as it relates to serving on the City Council. The City Charter states a candidate for City Council must be a resident and inquired as to who would enforce that requirement. Dr. Wilson asked the City Council to guard the citizens against a potential Council Member passing laws of the City who does not reside in Euless.

Mark Compton, 606 Creekside Drive, Euless, thanked the City Council for their consideration in reopening the south Euless swimming pool for the summer months.

ITEM NO. 10. 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 Saleh introduced Representative Jonathan Stickland.

ITEM NO. 11. ADJOURN

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

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Kim Sutter, TRMC
City Secretary