

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, April 22, 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 22, 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:

- Mayor Mary Lib Saleh announced that she attended the christening of the new fire truck on April 14, 2014, and the Easter Brunch at Raven's Grille on April 20, 2014, and stated that both were great events. Additionally, she announced that she attended a candidate forum hosted by the League of Women Voters of Tarrant County on April 21, 2014, and stated that it was very informative.
- Council Member Perry Bynum announced that he attended the Beach Run and Easter Egg Hunt event that was held at Bob Eden Park on April 12, 2014, and stated that it was a great event. He expressed his appreciation to Director of Parks and Community Services Ray McDonald and his staff for their assistance with coordinating the event.
- City Manager Gary McKamie announced the following:
  - Introduced newly hired Assistant Director of Public Works James Whitt; and
  - Update on the news release related to AT&T expansion of ultra-fast fiber network.
- City Manager McKamie introduced John Terrell, Vice President of Commercial Development, and John Brookby, Assistant Vice President of Commercial Development, Dallas/Fort Worth (DFW) International Airport.

Mr. Terrell expressed his and the airports appreciation to Mayor Saleh for her outstanding leadership and service that she has provided over the past several years.

Mr. Terrell and Mr. Brookby presented the DFW International Airport update specific to the Southgate Plaza development components, including retail and restaurant pad sites for lease, Hyatt Place Hotel, relocation of the airport Post Office, and the airports consolidated headquarters complex. Additionally, they presented the timeline for the Southgate Plaza development.

Mr. Terrell provided an update on the East West Connector project, which will develop a new roadway connecting Harwood Road at State Highway 360 to Rental Car Drive at International Parkway.

Discussion took place regarding the positive impact that the car rental revenue sharing agreement has been to the participating cities.

- Director of Administrative Services Dale Harwell introduced Jeri Harwell, Municipal Services Manager, Allied Waste Services (AWS) of Fort Worth, L.L.C.

Ms. Harwell presented the AWS annual report and reviewed the contractual services provided to the City, including roll-offs for city projects. She presented statistical information related to residential and commercial/industrial tonnage collections, and customer service opportunities for 2013. She stated that customer experience is priority number one, and advised of their community involvement and guiding principles. Additionally, she announced that their recycling material recovery facility opened in August 2013.

Discussion took place regarding the lifespan of the City of Arlington landfill and the possibility of future expansion.

Council Member Bynum expressed his appreciation to Ms. Harwell and her staff for the great customer service they provide to the City and its residents.

- Director of Administrative Services Harwell introduced Robert Medigovich, Municipal Coordinator, Community Waste Disposal (CWD).

Mr. Medigovich announced that it was Earth Day, and presented the CWD annual recycling report which included single family service recycling options (blue bags, bins, and carts), curbside recycling, and multi-family single stream recycling, customer service inquiries, driver incidents, and reported that CWD collected 1,368 tons of recyclables within the City in 2013. He advised of CWD community partnership events, and announced that the City has been nominated to receive the Keep Texas Beautiful award.

City Manager McKamie expressed his appreciation to Mayor Pro Tem Leon Hogg for his recommendation to include recycling carts as an option to the citizens.

- City Manager McKamie advised that the Atmos Gas Rate Review Mechanism (RRM) update will be delayed until May 13, 2014, and advised that a proposed ordinance will be presented for consideration at the May 27, 2014, City Council meeting.
- Director of Planning and Economic Development Mike Collins presented the development update, including residential and commercial development.

City Manager McKamie reviewed the status of several residential developments that are being constructed within the City. He acknowledged Director of Planning and Economic Development Collins for working with QuikTrip to provide mutual driveway access and for the monument sign that will be replaced in the median on Westpark Way, south of Airport Freeway.

- Marketing/Communications Manager Betsy Deck provided an update related to the employee intranet. She reviewed and demonstrated the user friendly features of the upgraded employee website, which included present and previous employees of the month, Civil Service Provisions, and a calendar of events.

- Finance Director Janina Jewell provided the financial update for the period ending March 31, 2014, and advised that car rental tax was up by four (4) percent from the prior year fiscal year to date.
- Director of Public Works Hal Cranor presented the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is down approximately eight (8) percent when compared to the previous year.
- 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:

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 6:50 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  
Information Services Administrator Scott Joyce  
Library Administrator Sherry Knight  
Texas Star Conference Centre Manager Magen Brown  
Softball World Leadman Larry Cook  
Senior Planner Stephen Cook  
Computer Support Specialist II Jake Dilliplane

Human Resources Benefit Technician Anniece McKanna  
Deputy Court Clerk Jerrie Keller  
Softball World at Texas Star General Manager Chris Thames

**VISITORS**

Margarita Bach	Steve Elliott	John Schleeter
Vince Bassett	Gary Haecker	Barney Snitz
Lou Baum	Patsy Hoover	Beverly Springer
Vicki Baum	Carol Kveck	Doug Stapleton
Al Browning	Linda Lewis	Faye Stapleton
Sherri Browning	Norma Lively	Faye Stinneford
Bill Byers	Mike McGehee	Jake Thomasson
Randy Byers	Marianne McGinnis	Jeremy Tompkins
Lisa Bynum	Bob Menton	Lori Tompkins
Joe Cannon	Brenda Menton	Jill Valachovic
Charles Cinquemani	Don Martin	Peggy Vandiver
Derek Clark	Pete Ochoa	Jepe VanTresse
Bea Collins	Victoria Ochoa	Susan Vest
Mark Compton	Eddie Price	Helen Voss
Erica Crosley	Betty Priddy	Lisa Warren
Shirley Daily	John Raab	Geoff Wills
Loretta Doty	Kimberly Raab	Warren Wilson
Darl Easton	Carolina Saleh	Mavy Wright
Iris Elliott	Gabriella Saleh	

And others as noted in the visitor register.

**INVOCATION**

Assistant City Manager Chris Barker gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Linda Martin led the pledge of allegiance.

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

Director of Parks and Community Services Ray McDonald introduced Softball World Leadman Larry Cook. Larry was accompanied by co-worker, Softball World General Manager Chris Thames.

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

**ITEM NO. 2. PRESENTATION OF PROCLAMATION**

Council Member Porterfield presented a proclamation to Director of Parks and Community Services McDonald proclaiming April 25, 2014, as Arbor Day in the City of Euless.

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

Mayor Saleh presented a proclamation to Derek Clark, Jepe VanTresse, and Geoff Wills, members of the Patriots Motorcycle Club, proclaiming May as Motorcycle Safety and Awareness Month.

A representative of the Patriots Motorcycle Club expressed his appreciation to the City Council for continuing to promote motorcycle safety for the fifth year in a row and provided examples of the dangers of texting while driving and the need for driver awareness.

**ITEM NO. 4. PRESENTATION OF QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING MARCH 31, 2014**

Finance Director Jewell presented the quarterly financial report for the period ending March 31, 2014.

**CONSENT AGENDA (items 5 through 9)**

Mayor Saleh read each item into the record.

Mayor Pro Tem Hogg motioned to approve the consent agenda items number 5 through 9.

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. 5. AWARDED BID NO. 006-14**

Awarded Bid No. 006-14 for a construction contract to Fleetwood Services, LLC, 4558 Steeple Chase Lane, Rockwall, Texas, for miscellaneous golf course improvements to Texas Star Golf Course.

Deputy City Manager Loretta Getchell informed the City Council that as part of Texas Star's renovations taking place during the summer, this project will include the renovation of all existing sand bunkers and the greenside pond water feature on hole #16, the expansion and leveling of selected tee boxes throughout the course and the subsequent re-grassing of all disturbed areas. She stated that bids were received from four companies and Fleetwood Services, LLC submitted the low bid of \$235,788 which falls within budget estimates.

**ITEM NO. 6. APPROVED RESOLUTION NO. 14-1430**

Approved Resolution No. 14-1430, adopting an Updated Water Conservation Plan for the City of Euless.

Deputy City Manager Getchell stated that state law requires public utilities that provide potable water service to submit a water conservation plan to the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board (TWDB) and to update the plan every five years. Additionally, a copy of the Plan will be forwarded to the Region C Water Planning Group which represents the north central Texas counties and is charged with projecting water needs and developing scenarios to meet future water needs.

**ITEM NO. 7. AUTHORIZED THE PURCHASE OF ASPHALT PAVING SERVICES**

Authorized the purchase of asphalt paving services from Reynolds Asphalt and Construction Company, P.O. Box 370, Euless, Texas, through an Interlocal Purchasing Agreement with the City of Grand Prairie.

Deputy City Manager Getchell explained that staff intends to use this contract to perform annual asphalt overlay and road repair projects. Expenditures will be based on actual quantities ordered and used.

**ITEM NO. 8. AUTHORIZED THE PURCHASE OF A SECURITY CONTROL SYSTEM**

Authorized the purchase of a security control system to upgrade and replace various existing system components from ISI Security/MCS, 12903 Delivery Drive, San Antonio, Texas, at the Euless Police, Jail, and Municipal Court Facility.

Deputy City Manager Getchell stated that the current security and control system has reached its end of life and this upgrade will help to ensure the continued secure and efficient operations at the Police Department, Jail, and Municipal Court facility. The estimated expenditure of \$149,480 falls within budget estimates.

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

Approved City Council minutes of the regular meeting of April 8, 2014.

**REGULAR AGENDA****ITEM NO. 10. HELD PUBLIC HEARING AND APPROVED RESOLUTION NO. 14-1431**

Mayor Saleh opened the public hearing at 7:24 p.m.

Director of Parks and Community Services McDonald presented the item to the City Council and advised that the purpose of the Parks, Recreation and Open Space Master Plan is to provide guidance and direction to the City Council, the Parks and Leisure Services Board and city staff for the present and future outdoor and indoor park and recreation planning

decisions. This update will cover a five year period and was prepared by staff to conform to the goals of the City of Euless as well as those of the Texas Recreation and Parks Account. If approved, the plan will be forwarded to Texas Parks and Wildlife for their review and will serve as a valuable tool in future grant requests.

Mayor Saleh asked to hear from any proponents followed by opponents of the case. There being none, Mayor Saleh closed the public hearing at 7:26 p.m.

Council Member Eilenfeldt motioned to approve Resolution No. 14-1431, adopting the updated Euless Parks, Recreation and Open Space Master Plan.

Council Member Bynum seconded the motion.

Council Member Bynum commended Director of Parks and Community Services McDonald and the Parks and Leisure Services Board for their work on this Master Plan and stated that he feels the park system is part of what makes Euless unique.

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. 11. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 14-04-CC**

Director of Planning and Economic Development Collins presented the item to the City Council. He explained that the Pride of Texas Music Festival is partnering with iT'Z for a festival to be held Tuesday, May 6, 2014 through Friday, May 9, 2014. A 40 foot by 80 foot tent will be erected behind iT'Z for a daily rotating schedule of bands, choirs, and orchestras from elementary, middle schools, and high schools between 9:00 a.m. and 6:00 p.m. Participants will have use of iT'Z food and facilities during the event.

Erica Crosley, Pride of Texas Music Festival, was present to address any questions.

Council Member Stinneford motioned to approve the Temporary Use Permit No. 14-04-CC for the Pride of Texas Music Festival to be held on Euless Towne Center property, 1201 W. Airport Freeway, Euless, Texas, Tuesday, May 6, 2014 through Friday, May 9, 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. 12. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-03-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2027**

Mayor Saleh opened the public hearing at 7:30 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised that the applicant, Dave & Buster's Inc., is seeking a Specific Use Permit for a 40,000 square foot facility for arcade sales and food and beverage sales to be located within the Glade Parks Development. In accordance with the Glade Parks Planned Development, this type of arcade use must be approved through a Specific Use Permit, and in accordance with the Euless Unified Development Code, arcade machines are not allowed to occupy more than 5 percent of the total square footage of an establishment. Dave & Buster's arcade midway will comprise less than half of the total square footage of the building and staff recommends that a condition of the Specific Use Permit allow the arcade as long as a full-service restaurant is permanently operated with the arcade. A full Site Plan will be brought forward to the Planning and Zoning Commission and City Council as a separate application.

Additionally, the Planning and Zoning Commission held a public hearing on April 1, 2014, 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: Dave & Buster's Inc.; and,
- 2) The Specific Use Permit is tied to the Business Name: Dave & Buster's; and,
- 3) The condition placed by reference of Section 84-85(ac) of the City of Euless Unified Development Code by Paragraph 4.2 Permitted Use Table of Ordinance 1944 of the City of Euless requiring a maximum square footage of arcade area is suspended dependent on a full service restaurant is permanently operated throughout the lifetime of the primary use; and,
- 4) The games contained within the facility may not be of a gambling or video poker variety; 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.

Lisa Warren, Dave & Buster's Inc., 2481 Manana Drive, Dallas, Texas, gave a presentation on the company history, an overview of their company, and their products.

Jill Valachovic, Dave & Buster's Inc., 2481 Manana Drive, Dallas, Texas, gave a presentation related to staffing, operations, policies, company culture, and community involvement.

Mayor Saleh asked to hear from any proponents followed by opponents of the case.

Al Browning, 309 Shelmar Drive, Euless, inquired about entrance and exit points as well as security concerns for nearby apartments.

Director of Planning and Economic Development Collins stated that the points of entrance and exit will be addressed during the Site Plan process and provided details of the network of interior roads within the Glade Parks Development.

City Manager McKamie addressed the concern raised regarding apartment security and stated that the entire area, including entertainment, apartments and single family homes, has been master planned.

John Schleeter, 211 Buckingham Avenue, Euless, inquired about the smoking policy for Dave & Busters.

Ms. Valachovic responded by stating that there will be no smoking allowed in the facility.

There being no one else wishing to speak, Mayor Saleh closed the public hearing at 8:06 p.m.

Council Member Martin motioned to approve the first and final reading of Ordinance No. 2027 for a request for a Specific Use Permit on 6.138 acres within the J. Havens Survey, Abstract No. 685 within the Glade Parks Development west of Rio Grande Boulevard for an Arcade with Food Establishment, with the conditions presented and recommended by the Planning and Zoning Commission.

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. 13. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2029**

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2029, amending Chapter 86, "Utilities", Article II, "Water and Sanitary Sewer Systems", Division 1, "Generally", Section 86-36, "Drought Contingency Plan" of the Code of Ordinances updating and revising the City's Drought Contingency Plan.

Mayor Pro Tem Hogg seconded the motion.

Director of Public Works Cranor advised that the City's drought contingency plan must be updated every five years as required by the Texas Commission on Environmental Quality (TCEQ) and explained the revisions to the drought plan including termination clauses when moving from Drought Stages I, II, or III as well as a reduction in the fine from \$1,000 to \$500 for violating the Plan.

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. 14. REQUEST BY DARL EASTON TO ADDRESS CITY COUNCIL**

Darl Easton, 1005 Fayette Drive, Euless, addressed the City Council regarding his residency and clarified that he purchased his home in Euless in 1994 as a single man and met his wife in 2006 who owned a home in Bedford. Each has maintained separate ownership of their properties and he holds no claims to her Bedford residence. Mr. Easton stated that his mail is delivered and his vehicles are registered to his Euless address, establishing his residency.

Council Members Martin and Stinneford responded to Mr. Easton's comments, and Council Member Martin stated that what may be legal is not morally or ethically right.

#### **ITEM NO. 15. PUBLIC COMMENTS**

Vince Bassett, 804 Peterstow Drive, Euless, stated he was at the Candidate Forum hosted by the Tarrant County League of Women Voters last night and spoke to Mr. Easton afterward and asked him to provide his full address listed on his 2013 federal income tax return and Mr. Easton provided his Euless address. Mr. Bassett believes it is important that people have all the facts.

John Schleeter, 211 Buckingham Avenue, Euless, stated that he also attended the Candidate Forum and Mr. Easton stated during the Forum that "I would have moved to Euless if it had been feasible" which he took to mean that Mr. Easton does not reside in Euless. Mr. Schleeter believes that the voters should be allowed to decide the issue and specified that business and property owners do not have superior rights to renters and tenants.

#### **ITEM NO. 16. REPORTS**

##### **City Manager**

No report given.

##### **City Attorney**

No report given.

##### **City Council**

Council Member Martin acknowledged that this meeting will be Mayor Pro Tem Hogg's and Mayor Saleh's last official City Council meeting. Mayor Pro Tem Hogg has 42 years of service between his involvement with the softball association, City boards, and City Council. Mayor Saleh is a local legend who has a fingerprint on everything in the community and is a great ambassador. She served on the City Council for four years, has served as Mayor for 21 years and is only the third mayor since 1975.

Council Member Stinneford stated he has had the good fortune to have Mayor Pro Tem Hogg to his left during meetings and said that the Mayor reminds him of his mother, who was a great, strong lady. He exclaimed his good fortune to call both friends.

Council Member Bynum reflected on how the City has changed over the years and what Mayor Saleh and Mayor Pro Tem Hogg have accomplished during their tenure and expressed his appreciation to them.

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 announced that members of her Methodist Church were present along with her granddaughter, Gabriella Saleh, and daughter-in-law, Carolina Saleh.

**ITEM NO. 17. ADJOURN**

Mayor Saleh adjourned the meeting at 8:33 p.m.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Kim Sutter, TRMC  
City Secretary