

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, May 27, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 5:30 p.m. on Tuesday, May 27, 2014, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Council Members Tim Stinneford, Jeremy Tompkins, Eddie Price, Linda Eilenfeldt, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- Mayor Linda Martin congratulated newly-elected Council Members Jeremy Tompkins and Eddie Price, and re-elected Council Member Linda Eilenfeldt.
- Finance Director Janina Jewell provided the financial update for the period ending April 30, 2014.
- Director of Public Works Hal Cranor presented the water update and advised that there has been little change in the lake levels.
- City Manager Gary McKamie and Mayor Martin addressed the City Council regarding the board and commission appointments, and advised that two places on the Crime Control and Prevention District Board are currently vacant and will be presented for consideration during the regular meeting (Regular Agenda Item No. 10).

City Manager McKamie advised of other vacancies as a result of the recent general election, and stated that the City Council can consider appointments at a June regular meeting.

- City Manager McKamie reviewed the regular agenda.
- Council Member Perry Bynum congratulated newly-elected Council Members Tompkins and Price, and re-elected Council Member Eilenfeldt.

**CLOSED SESSION**

The City Council convened into closed session at 6:15 p.m. for deliberation regarding the following:

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

- Crime Control and Prevention District Board

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

- S. 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  
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  
Assistant Police Chief Bob Freeman  
Information Services Administrator Scott Joyce  
Library Administrator Sherry Knight  
Assistant Director of Finance Jackie Theriot  
Finance Accountant II Diana Ayala  
Senior Computer Developer Tommy Christopherson  
Senior Planner Stephen Cook  
Firefighter I Tony Crabb  
Computer Support Specialist II Jake Dilliplane  
Firefighter II Scott Evans  
Finance Accountant Ross Fairclo  
Firefighter II Ashley Howard  
Firefighter II David Johnson  
Fire Lieutenant Lance Judd  
Human Resources Generalist I Anniece McKanna  
Deputy Court Clerk Jerrie Keller  
Firefighter II Cliff Moore  
Firefighter I Kyle McNeece  
Finance Accountant II Alice Norwood  
Fire Lieutenant Tommy Rush  
Firefighter/Driver Engineer Cody Skinner  
Finance Payroll Office Technician Mollie Snapp  
Firefighter II Shawn Soule  
Firefighter I Michael Troth  
Firefighter II David Upchurch

Firefighter II Brian Vann  
Fire Captain Bill Ver Steeg  
Firefighter II Josh Williams  
Firefighter II Chris Williamson

**VISITORS**

Kathy Ames	David Johnson	Sarah Scott
Jerry Balkon	Donna Judd	Maggie Snapp
Melody Balkon	Philip Kemery	Robert Snapp
Minuet Balkon	Lark Koontz	Valerie Snapp
Caden Bowers	Lee Koontz	Barney Snitz
Caleb Bowers	Paul Kuhar	Faye Stinneford
Josh Bowers	Kate Lyon	Sadie Strickland
Maggie Bowers	Don Martin	Steve Symonds
Al Browning	Paula McKamie	Branique Tompkins
Sherri Browning	Dan McLain	Brayden Tompkins
Lisa Bynum	Kim McLain	Greg Tompkins
Andy Chesney	Kerri Mellott	Lori Tompkins
Debbie Chesney	Mary Jean Moloney	Wendy Tompkins
Susan Crim	Tim Nalodka	Peggy Vandiver
Shirley Daily	Dana Nuber	Billie Vest
Gary DeGeorge	Kenny Olmstead	Susan Vest
John Deithloff	Nicholas Padlo	Helen Voss
Shawna De Puente	LuAnn Portugal	Lisa Warren
Ronald Dunckel	Betty Priddy	Julie Watkins
Kathy Haecker	Jason Reyes	Mavy Trigg Wright
Jan Hogg	Mary Beth Rhodes	Harry Zimmer
Leon Hogg	Judy Rick	
Kris Holden	Susan Rogers	
Everett Horst	John Schleeter	

And others as noted in the visitor register.

**INVOCATION**

Council Member Perry Bynum gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Jeremy Tompkins led the pledge of allegiance.

**ITEM NO. 1. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION**

City Attorney Wayne Olson administered the Oath of Office to Linda Martin, elected Mayor, to Jeremy Tompkins, elected Council Member, Place 2, and to Linda Eilenfeldt, elected Council Member, Place 4. City Secretary Kim Sutter presented each with a Certificate of Election as signed by former Mayor Mary Lib Saleh.

City Secretary Sutter presented Mayor Martin with a new mayoral gavel.

**ITEM NO. 2. PRESENTATION OF EMPLOYEE OF THE MONTH FOR JUNE**

Finance Director Jewell introduced Payroll Office Technician Mollie Snapp. Mollie was accompanied by her father, Robert, mother, Valerie, sisters, Sadie and Maggie, nephews, Caden, Caleb, and Josh and members of the Finance Department.

Mayor Martin presented Mollie with a plaque and certificate commemorating her selection as employee of the month for June 2014.

**ITEM NO. 3. SELECTION OF MAYOR PRO TEM**

Council Member Stinneford motioned to nominate Council Member Linda Eilenfeldt to serve as Mayor Pro Tem.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**REGULAR AGENDA**

**ITEM NO. 4. AWARDED BID NO. 007-14**

The project will provide erosion repair and bank stabilization improvements along Hurricane Creek, using concrete bag rip-rap along the channel bottom and side slopes in front of the Hole Number 8 tee box at the Texas Star Golf Course. Bids were received from four (4) companies and the low bid in the amount of \$135,487.82 was submitted by Knight Erosion Control, Inc., Arlington, Texas.

Mayor Pro Tem Eilenfeldt motioned to award Bid No. 007-14 for a construction contract to Knight Erosion Control, Inc. for Drainage Channel Improvements along Hurricane Creek.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 5. APPROVED RESOLUTION NO. 14-1434**

Director of Administrative Services Dale Harwell presented the item to the City Council and advised that the City of Euless is a member of the Atmos Cities Steering Committee (ACSC) which negotiates on behalf of Euless and the other approximately 164 cities served by Atmos Energy Mid-Tex Division. A rate increase of approximately \$2.02 per residential customer will take effect on June 1, 2014, after the ACSC was unsuccessful in negotiating of lower level of rate increase. The ACSC recommended all member cities adopt a resolution denying all rate relief. Atmos will appeal to the Texas Railroad Commission. The new rates would be subject to retroactive refund pending the outcome of the appeal.

Mary Jean Moloney was present to address any questions.

Council Member Stinneford motioned to approve Resolution No. 14-1434, denying Atmos Energy Corporation, Mid-Tex Division's requested rate change.

Council Member Porterfield seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 6. APPROVED SITE PLAN NO. 14-09-SP**

Director of Planning and Economic Development Mike Collins presented the item to the City Council and advised that the applicant, Pastor Royal Farris, on behalf of Life Connection Church is requesting to construct a new 8,032 square foot addition to their existing building located at 208 Nutmeg Lane. Additional parking and landscaping will be added to the existing site to ensure compliance with Euless regulations. The Planning and Zoning Commission considered this Site Plan at their May 6, 2014, regular meeting and voted to recommend approval by a vote of 5-0-0.

Architect Gaylen Laing, AIA, was present to address any questions.

Council Member Stinneford stated that it is a beautiful facility and wholeheartedly supports this item.

Council Member Tompkins motioned to approve Site Plan No. 14-09-SP for a Place of Worship located in Glade Crossing Baptist Church Addition, Block A, Lot 1 located at 208 Nutmeg.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 7. APPROVED SITE PLAN NO. 14-10-SP**

Director of Planning and Economic Development Collins presented the item to the City Council and advised that the applicant, Dave & Buster's LLC, is requesting to construct a 40,600 square foot structure to be located within the Glade Parks Development. Because a majority of the revenues are derived from the arcades, the City Council approved a Specific Use Permit on April 22, 2014, that established land use entitlement for the arcade use. He also stated that the applicant plans to exceed landscaping requirements and provide ample parking. The Planning and Zoning Commission considered this Site Plan at their May 6, 2014, regular meeting and voted to recommend approval by a vote of 5-0-0.

Tim Nalodka, Linear! Architecture, 8600 Freeport Parkway, Irving, Texas, presented the exterior elevations for the proposed facility and explained how the exterior and signage conveys the brand personality of Dave & Busters.

Council Member Tompkins inquired as to the life span of the exterior paint.

Mr. Nalodka informed the City Council that the paint is a color safe material with a 20 year warranty.

Mayor Pro Tem Eilenfeldt motioned to approve Site Plan No. 14-10-SP for Commercial Development proposed to be located on 6.138 acres in John H. Havens Survey, Abstract No. 685, portion of Tract 2A and J. Doss Survey, Abstract No. 441, portions of Tracts 6 and 6A.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 8. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-06-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2031**

Mayor Martin opened the public hearing at 7:25 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and advised that the applicant, Mr. Alaa Al-Tufaila, representing State Inspection and Tire Shop, is requesting renewal of a Specific Use Permit (SUP) to continue an automotive repair and tire shop located at 407 West Euless Boulevard. The City Council approved a SUP for an automotive repair and tire shop at this location on January 22, 2013.

The initial Specific Use Permit was valid for a period of one year to be renewed the following year. Due to code compliance issues and SUP conditions during the first year of operation, staff is recommending that the SUP be valid again for one (1) year. Additionally, the Planning and Zoning Commission held a public hearing on May 6, 2014, and voted to recommend approval by a vote of 5-0-0 with the following conditions:

- 1) The Specific Use Permit is tied to the business owner, Mr. Alaa Al-Tufaila;
- 2) The Specific Use Permit is tied to the business name State Inspection and Tires Shop;
- 3) The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted);
- 4) All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires;
- 5) All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building;
- 6) Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way;
- 7) 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,
- 8) 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 Martin asked to hear from any proponents followed by opponents of the case. There being none, Mayor Martin closed the public hearing at 7:27 p.m.

Council Member Stinneford asked Mr. Collins for clarification regarding the ability of the City to revoke the Specific Use Permit.

Director of Planning and Economic Development Collins stated that the SUP may be revoked if one or more of the conditions has not been met or has been violated, and specified that previous violations were brought into compliance.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2031 for a request of a Specific Use Permit in the Oakwood Terrace Addition, Block 1, Lots A41R and A42R, 407 W. Eules Boulevard for an Automotive Repair and Tire Shop in the Texas Highway 10 Multi-Use District (TX-10), with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 9. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-07-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2032**

Mayor Martin opened the public hearing at 7:29 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and advised that the applicant, Mr. Nicholas Padlo, representing All Paws Go to Heaven, is requesting continuation of a Pet Crematory located at 2215 West Pipeline Road. Mike Pizzelanti received SUP approval in August 2006 to begin operating a pet crematorium known as All Paws Go to Heaven. The applicant intends to purchase the business from Mr. Pizzelanti, continue to use the business name, and operate the crematorium under the same conditions that have existed since the original SUP was approved. Additionally, the Planning and Zoning Commission held a public hearing on May 6, 2014, and voted to recommend approval by a vote of 5-0-0 with the following conditions:

- 1) Tied to the business owner, Nicholas Padlo;
- 2) Tied to the business name, All Paws Go to Heaven, LLC;
- 3) All activities shall be confined to the interior of the structure;
- 4) No specimens allowed to be on the premises longer than twenty-four (24) hours;
- 5) All animals awaiting cremation to be held in freezers;
- 6) An emergency secondary power source be provided;
- 7) No direct drop off of specimens;
- 8) The business owner shall report any violations or enforcement actions taken by any state or federal agencies regarding the operation of the business; and,
- 9) 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.

Nicholas Padlo, All Paws Go to Heaven, 2215 West Pipeline Road, Euless, Texas stated that it was a pleasure to work with the City and looks forward to doing business in the City.

Mayor Martin asked to hear from any proponents followed by opponents of the case. There being none, Mayor Martin closed the public hearing at 7:32 p.m.

Mayor Pro Tem Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2032 for a request of a Specific Use Permit in the Kitty House Survey, Abstract No. 678, Tract 1B3, 2215 West Pipeline Road for a Pet Crematory in Texas Highway 10 Multi-Use District (TX-10), with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 10. APPROVED BOARD APPOINTMENT**

Council Member Bynum motioned to appoint Mayor Pro Tem Linda Eilenfeldt and Council Member Jeremy Tompkins to serve on the Crime Control and Prevention District Board to terms expiring September 1, 2015.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

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

Council Member Stinneford motioned to approve the City Council minutes of the regular meeting of May 13, 2014, and the special called meeting of May 20, 2014.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 12. PUBLIC COMMENTS**

There were no public comments.

**ITEM NO. 13. REPORTS**

**City Manager**

City Manager McKamie advised that Tarrant County has had no reports of positive human cases of the West Nile Virus and testing on captured mosquitos showed no positive results of mosquitos carrying the virus. Staff will continue to monitor the situation and determine the necessity of implementing the mosquito abatement program this summer.

**City Attorney**

No report given.

**City Council**

Mayor Martin announced several upcoming events including a performance by Vocal Trash on Thursday, May 29, 2014, at 6:30 p.m. at the Leon Hogg Amphitheater, the dedication of the Harold Samuels Finance Building which will be held on Saturday, May 31, 2014, at 10:30 a.m., and a Town Hall meeting to discuss the upcoming budget year will be held on Thursday, June 12, 2014, at 7:00 p.m. She congratulated Mayor Pro Tem Eilenfeldt and thanked her for her service. Additionally she thanked the Citizen's Police Academy Class No. 6 for the corsage they provided to her in honor of her election as Mayor.

**ITEM NO. 14.        ADJOURN**

Mayor Martin adjourned the meeting at 7:37 p.m.

**APPROVED:**

**ATTEST:**

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Linda Martin  
Mayor

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Kim Sutter, TRMC  
City Secretary