

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, June 24, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:02 p.m. on Tuesday, June 24, 2014, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Mayor Pro Tem Linda Eilenfeldt, Council Members Tim Stinneford, Jeremy Tompkins, Glenn Porterfield, and Perry Bynum. Council Member Eddie Price was not present due to a scheduled absence.

During the Precouncil meeting:

- Mayor Pro Tem Linda Eilenfeldt announced that 6Stones is donating two pallets of Mars candy to the City for the Halloween Trunk or Treat that will be held on October 31, 2014, and stated that 6Stones will store the candy in refrigeration until the day of the event. Additionally, she expressed her appreciation to Director of Parks and Community Services Ray McDonald for coordinating the donation.
- Council Member Perry Bynum announced that he attended the North Central Texas Council of Governments 48th Annual General Assembly luncheon on June 20, 2014, and stated that he accepted a Regional Cooperation Award on behalf of the City.

Police Chief Mike Brown advised that the award recognizes the cooperative regional efforts of local governments and was given for the electronic warrant payments shared services program. He stated that Municipal Court Manager Teresa Alexander was very instrumental in initiating the program for the City.

City Manager Gary McKamie stated that the cities of Arlington, Carrollton, Grand Prairie, and Plano shared and received the award.

- Council Member Glenn Porterfield advised that he was approached by a citizen regarding implementing a city bus route system for citizens to be dropped off and picked up at the Euless Family Life Center (EFLC) Aquatic Center.
- Council Member Jeremy Tompkins stated that he and his family attended the Acoustic Shade concert that was held at Texas Star Golf Course on June 19, 2014, and stated that they had a fantastic time.
- City Manager McKamie advised that there will be a City Council Worksession on June 26, 2014, and stated that Council Member Eddie Price will not be present for it due to a scheduled absence. Additionally, he advised that PHI Air Medical will land a helicopter in the Euless Public Library parking lot on June 26, 2014, at 11 a.m. as part of the Euless Kids Fire Academy program.
- City Manager McKamie introduced Jack Tidwell, Manager of Environment and Development, North Central Texas Council of Governments (NCTCOG).

Mr. Tidwell presented the Vision North Texas Initiative update, specific to North Texas 2050, and stated that their motto is "For a Future That's Better Than Business As

Usual.” Vision North Texas is a private-public-academic partnership with three objectives, which are awareness, discussion, and initiatives. As part of his presentation, he explained the challenges of ‘business as usual’. He displayed exhibits of the population growth experienced in North Texas over the last several years along with expected population and employment growth and past and future costs of congestion. He addressed the effect that projected growth will have on air quality, water supply, the environment, and electricity. Additionally, he advised of the vision for North Texas, its 12 guiding principles, policy areas and centers, and described the preferred future as one that accommodates growth, offer opportunities to all parts of North Texas, and increases choices for future Texans.

- Director of Parks and Community Services McDonald provided an update related to the city’s swimming pools. He advised that South Euless swimming pool continues to experience issues with a water leak and American Leak Detection will be on site June 27, 2014, to locate and evaluate the source(s) of the leaks. Additionally, he stated that Wilshire swimming pool and the EFLC Aquatic Center are continuing to do well, and the attendance, revenue, and concessions at the Aquatic Center is tracking last year’s numbers.

City Manager McKamie advised that once staff receives the findings from American Leak Detection related to the South Euless pool, staff will present recommendations to the City Council for consideration.

- Director of Public Works Hal Cranor provided an update related to the implementation of additional traffic warning safeguards at the intersection of Driftwood Drive and Pipeline Road.

Discussion took place regarding the effect of employing too many traffic warning devices which could potentially be a distraction to drivers.

- Director of Planning and Economic Development Mike Collins presented the transportation update, and advised of upcoming temporary service road closures related to the construction.

- Director of Planning and Economic Development Collins provided a follow-up from the June 10, 2014, Precouncil meeting related to the proposed nursing center development (Meridian) to be located at North Industrial Boulevard and Ash Lane. He advised that the developer has ensured the City of the overall quality of design and building materials for the project. Additionally, he stated that the developer has been in business for 20 years, they have developed 25 projects, and they currently manage 20 percent of their completed projects.

Discussion took place regarding the possibility of the property being sold in the future.

- Director of Planning and Economic Development Collins provided an update related to the Villas at Texas Star Homeowners Association (HOA) request that was made at the June 10, 2014, City Council meeting. He advised that staff is reviewing options to address the residents’ concerns, which includes the HOA requesting approval from

the City Council to install a pedestrian and street gate that would have to meet certain criteria and that the gates would be financed and maintained by the HOA.

Discussion ensued regarding the number of residents the HOA is representing, and the impact of installing a pedestrian and street gate across public sidewalks and streets.

- Director of Planning and Economic Development Collins presented the development update, including residential and commercial development, and the progress of the Glade Parks development.
- Finance Director Janina Jewell provided the financial update for the period ending May 31, 2014.
- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

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

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

- South Industrial Boulevard – Shadow Creek
- 1400 South Pipeline Road

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

- Planning and Zoning Commission, Eules Development Corporation, Tax Increment Reinvestment Zone #3, and Zoning Board of Adjustments

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

- South Industrial Boulevard
- State Highway 121

Seek legal advice from the City Attorney as authorized by Section 551.071 of the Texas Government Code.

The City Council recessed closed session at 6:53 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules 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
Finance Director Janina Jewell
Director of Parks and Community Services Ray McDonald
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
Fleet and Facility Administrator Kyle McAdams
Assistant Fire Chief Jeff Morris
Fire Marshal Paul Smith
Fire Inspector III Charles Anderson
Firefighter II Irving Alvarado
Computer Support Specialist II Brett Bennett
Firefighter II Dustin Benton
Firefighter Toby Clower
Librarian Assistant Ellen Collins
Senior Planner Stephen Cook
Firefighter II James Cowger
Firefighter II Joel Daniel
Librarian/Youth Services Lacey Fliger
Fire Inspector III Vernon Gilmore
Firefighter II Jerad Gomez
Librarian/Adult Reference Donna Gooch
Firefighter II Jarrod Goodman
Firefighter/Driver Engineer Ryan Hayes
Firefighter II Brandon Herron
Senior Library/Youth Service Coordinator Angela Jones
Firefighter/Driver Ken Kelly
Firefighter Holt Markum
Human Resources Generalist I Anniece McKanna
Fire Lieutenant Jason Moon
Firefighter/Driver Michael Parks
Police Dispatcher Cynthia Pena
Police Senior Officer Jon Pettit
Fire Battalion Chief Darrell Rutledge

Firefighter Matt Sanders
Firefighter Aaron Schmidt
Firefighter II Brad Schupbach
Fire Lieutenant Brad Smith
Fire Captain Keith Smith
Police Lieutenant Eric Starnes
Fire Secretary Melissa Thomas
Library Aide Amanda Torres
Firefighter II Brad Walton

VISITORS

Candy Anderson
Stephanie Baker
Sherri Browning
Shirley Daily
Ronald Dunckel

Darl Easton
Adam Fliger
Alexis Fliger
Lori Garrison
Ty Garrison

Almas Nurani
Tracie Pettit
Jeff Robertson
Barney Snitz

And others as noted in the visitor register.

INVOCATION

Deputy City Manager Loretta Getchell 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 JULY

Library Administrator Sherry Knight introduced Librarian Lacey Fliger. Lacey was accompanied by her husband, Adam, daughter, Alexis, mother, Lori, father, Ty, Library Board Member Barney Snitz, and members of the Library Department.

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

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Mike Brown introduced Police Dispatcher Cynthia Pena. Cynthia was accompanied by members of the Police Department. Mayor Martin presented Cynthia with a service pin commemorating her 10 years of service with the City.

Police Chief Brown introduced Police Senior Officer Jon Pettit. Jon was accompanied by his wife, Tracie, and members of the Police Department. Mayor Martin presented Jon with a service pin commemorating his 15 years of service with the City.

Assistant Fire Chief Jeff Morris and Fire Marshal Paul Smith introduced Fire Inspector III Charles Anderson. Charles was accompanied by his wife, Candy, and members of the Fire

Department. Mayor Martin presented Charles with a service pin commemorating his 15 years of service with the City.

CONSENT AGENDA (items 3 through 12)

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 12.

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 3. AUTHORIZED THE PURCHASE OF HVAC UNIT REPLACEMENTS

Authorized the purchase of HVAC unit replacements from ABM Building Services, DFW Airport, Texas, through the Interlocal Purchasing System (TIPS/TAPS) Program.

Deputy City Manager Getchell informed the City Council that this purchase of nine (9) replacement HVAC units for various city facilities is part of the approved Fiscal Year 2014 budget and follows scheduled equipment replacement cycles. The estimated cost of \$92,219 falls below budget estimates.

ITEM NO. 4. APPROVED PURCHASE THROUGH A JOINT PURCHASE AGREEMENT

Approved entering into an agreement with Ed's Electric Lighting Service, Inc., 7160 Baker Boulevard, Richland Hills, Texas, through a joint purchase agreement with the City of Hurst for routine electrical and emergency repair services.

Deputy City Manager Getchell stated that work will be done on an as needed basis.

ITEM NO. 5. AWARDED BID NO. 009-14

Awarded Bid No. 009-14 for a construction contract to A&M Construction and Utilities, Inc., 4950 Grisham Drive, Rowlett, Texas, for the El Camino Real waterline replacement project.

Deputy City Manager Getchell explained that an existing eight (8) inch residential water main along El Camino Real from West Pipeline Road to the southern city limits will be replaced with a new ten (10) inch water line. She stated that bids were received from twelve (12) companies and A&M Construction and Utilities, Inc. submitted the low bid of \$329,423.90 which falls below budget estimates.

ITEM NO. 6. AWARDED BID NO. 010-14

Awarded Bid No. 010-14 for a construction contract to Jackson Construction, Ltd., Fort Worth, Texas, for the construction of Brazos Boulevard.

Deputy City Manager Getchell stated that this project is the final phase of the infrastructure at the Glade Parks Development and would include the construction of Brazos Boulevard from Red River Drive to Rio Grande Boulevard. Bids were received from eight (8) companies and Jackson Construction, Ltd., submitted the low bid of \$1,428,553.20. The developer has escrowed the funds to pay for the construction and would be entitled to reimbursement in accordance with the terms and conditions of the Development Agreement as certain milestones are met.

ITEM NO. 7. APPROVED EXTENSION OF CONTRACT PER REQUEST FOR PROPOSAL NO. 013-10

Approved extension of contract per Request for Proposal No. 013-10 with LDI Integrated Pharmacy Services for Pharmacy Benefit Management (PBM) services related to the City's health insurance plan.

Deputy City Manager Getchell informed the City Council that the contract extension will cover the period of October 1, 2014 to September 30, 2015, and will include a slight rate reduction.

ITEM NO. 8. APPROVED EXTENSION OF CONTRACT PER REQUEST FOR PROPOSAL NO. 011-10

Approved extension of contract per Request for Proposal No. 011-10 with Weaver, LLP, 2821 West Seventh Street, Suite 700, Fort Worth, Texas, for one (1) year optional renewal for independent audit services.

ITEM NO. 9. AUTHORIZED MAYOR TO ENTER INTO JOINT ADMINISTRATIVE AGREEMENT WITH TARRANT COUNTY

Authorized the Mayor to enter into a Joint Administrative Agreement with Tarrant County for administration of the City's Community Development Block Grant (CDBG) for the three (3) program year period, Fiscal Year 2015 through 2017.

Deputy City Manager Getchell stated that Tarrant County will administrate all activities and requirements of federal, state, and local law, and rules and procedures of the United States Department of Housing and Urban Development (HUD).

ITEM NO. 10. APPROVED RESOLUTION NO. 14-1437

Approved Resolution No. 14-1437 for participation in Tarrant County's Community Development Block (CDBG) Grant, HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Consortium.

Deputy City Manager Getchell explained that the resolution would authorize Tarrant County, on behalf of the City, to carry out activities funded from annual CDBG grants, HOME, and

ESG program allocations. Tarrant County will ensure that the funds are used in accordance with all program requirements.

ITEM NO. 11. ACCEPTED THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE SEMI-ANNUAL REPORT

Accepted the Capital Improvements Advisory Committee Semi-Annual Report of the Impact Fee Analysis from October 1, 2013, through March 31, 2014.

ITEM NO. 12. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the special called meeting of June 9, 2014, and the regular meeting of June 10, 2014.

REGULAR AGENDA

ITEM NO. 13. HELD PUBLIC HEARING AND APPROVED RESOLUTION NO. 14-1436

Mayor Martin opened the public hearing at 7:23 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the Ash Lane Apartment complex was constructed in 1996 and financed through Federal Tax Credits. The current owner, Norstar Ash Park, LLC, is proposing a major rehabilitation project utilizing Federal Tax Credit financing. The proposed resolution, stating no objection to the rehabilitation and preservation of an affordable rental housing development by the governing body, must be submitted as part of the financing process. Additionally, a public hearing must be held to hear any public comments in accordance with Government Code Section 2306.76971(b).

Stephanie Baker, representing Norstar Ash Park, LLC, was present to address any questions.

Mayor Martin asked to hear from any proponents followed by opponents of the Resolution. There being none, Mayor Martin closed the public hearing at 7:25 p.m.

Council Member Bynum motioned to approve Resolution No. 14-1436, declaring no objection to the rehabilitation and preservation of an affordable rental housing development.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. APPROVED SITE PLAN NO. 14-03-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Lennar Homes, is seeking to construct 60 single-family detached residential homes with rear entry garages on 4,000 square foot lots at the southeast corner of Bear Creek Parkway and Midway Drive. The property is zoned (PD) Planned Development as part of the Riverwalk Development. He provided details of the private alleys, masonry screening walls, entryway features, and common areas which will all be maintained by a homeowners association. The Planning and Zoning Commission considered this Site Plan at their June 3, 2014, regular meeting and recommended approval by a vote of 6-0-0.

David Aughinbaugh, representing Lennar Homes, 1717 Marketplace Boulevard, Garland, Texas, was present to address any questions.

Mayor Pro Tem Eilenfeldt thanked Lennar Homes for continuing to build a great product in the City of Euless.

Council Member Tompkins motioned to approve Site Plan No. 14-03-SP for Residential Development proposed to be located on 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to be platted as Villas of Bear Creek, Lots 1-37 and A, Block J, Lots 1-23 and A, Block K and Lot A, Block L.

Council Member Stinneford seconded the motion.

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

Nays: Council Member Porterfield

Mayor Martin declared the motion carried.

ITEM NO. 15. APPROVED BOARD AND COMMISSION APPOINTMENTS

Mayor Pro Tem Eilenfeldt motioned to make the following appointments:

Board/Commission	Place	Appointee	Term Expires
Animal Shelter Advisory Board		Council Member Perry Bynum City Manager or designee	December 31, 2014
Euless Development Corporation		Council Member Jeremy Tompkins	December 31, 2015
Historical Preservation Committee		Leon Hogg	
Planning & Zoning Commission	5	Ronald Dunckel	December 31, 2014

Tax Increment
Reinvestment Zone #3

Council Member Eddie Price

January 1, 2015

Zoning Board of
Adjustment

Alt 2 Ron Young

December 31, 2015

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 16. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 17. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Council Member Stinneford expressed his appreciation to Ron Young and Leon Hogg for continuing to serve on City boards after their retirements from City employment and City Council, respectively.

Mayor Martin thanked Fire Marshall Smith, Firefighter II Paramedic Scott Evans, Firefighter II Paramedic Chris Williamson, and Assistant Fire Chief Morris for the great care that they provided to her husband, Don, during an emergency situation last night. Additionally, she announced that the next scheduled City Council meeting will be held in August 2014.

ITEM NO. 18. ADJOURN

Mayor Martin adjourned the meeting at 7:36 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary