

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, September 23, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:08 p.m. on Tuesday, September 23, 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 Jeremy Tompkins, Eddie Price, and Perry Bynum. Council Member Tim Stinneford arrived at 4:26 p.m.

During the Precouncil meeting:

- Mayor Pro Tem Linda Eilenfeldt stated that she, Mayor Linda Martin, and Council Member Jeremy Tompkins attended the Hurst Euless Bedford Independent School District (HEB ISD) Education Dialogue on Monday, September 15, 2014. Additionally, she attended the ribbon cutting for the Grapevine Colleyville Independent School District (GCISD) Collegiate Academy at the Northeast campus of Tarrant County College on Thursday, September 18, 2014.
- Mayor Linda Martin announced that City Manager Gary McKamie was presented the Clyde Mooney Award at the Hurst Euless Bedford (HEB) Chamber Annual Awards Gala held Saturday, September 13, 2014.
- City Secretary Kim Sutter advised the City Council that information regarding upcoming Board and Commission interviews and appointments will be made available in an electronic format and provided a listing of the applicants.
- City Manager Gary McKamie provided updates regarding the City's bond rating meeting and State Highway 183 construction and announced the following:
 - North Tarrant Express (NTE) VIP Appreciation luncheon, Monday, September 29, 2014, at Noah's Event Venue;
 - Fire Inspector III Vernon Gilmore's retirement party, Tuesday, September, 30, 2014, 2:00 to 4:00 p.m.
- Director of Planning and Economic Development Mike Collins presented the residential and commercial development update including the progress of the Glade Parks development and the proposed Kroger Site Plan located at Harwood Road and Main Street.
- Texas Star General Manager Glenda Hartsell-Shelton provided an update related to the Texas Star Golf Course, including the completion of course renovations and preview days for members and the media.
- Deputy City Manager Loretta Getchell provided the Americans with Disabilities Act (ADA) Transition Plan update and advised that a public hearing is required prior to adoption of the plan.

- Finance Director Janina Jewell presented the financial report for the fiscal year to date ending August 31, 2014.
- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 6:23 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:

- Council Vacancy

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

- Vine

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

- Planning and Zoning Commission
- Zoning Board of Adjustment

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

- Discuss or deliberate regarding commercial or financial information that the City has received from business prospects that the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect.

The City Council recessed closed session at 6:53 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 Ashley Dierker
City Secretary Kim Sutter
Administrative Secretary Lindsay Wells
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 Chief Wes Rhodes
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 Director of Finance Jackie Theriot
Computer Support Specialist II Jake Dilliplane
Texas Star Conference Centre Manager Magen Brown
Senior Computer Developer Tommy Christopherson
Police Captain Gary Landers
Human Resources Generalist I Anniece McKanna
Police Officer Donnie Eggleston

VISITORS

Sherri Browning	James Griffith	Peter Touichini
Randy Childers	Patti Griffith	Peggy Vandiver
Shirley Daily	Karlisha Haynes	George Vittas
Ronald Dunckel	Harry Karegeannes	Warren Wilson
Don Dykstra	Kate Lyon	Harry Zimmer
Iris Elliott	Barbara St. Pierre	
Darl Easton	Jake Thomasson	

And others as noted in the visitor register.

INVOCATION

Police Chief Mike Brown gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Jeremy Tompkins led the pledge of allegiance.

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

Police Chief Mike Brown introduced Police Officer Donnie Eggleston. Donnie was accompanied by his wife, Ashley, sons, Ryan and Noah, sister, Brittany, and her fiancé, Chris, and members of the Police Department.

Mayor Martin presented Donnie with a plaque and certificate commemorating his selection as employee of the month for October 2014.

ITEM NO. 2. PRESENTATION OF PROCLAMATION

Council Member Perry Bynum presented a proclamation to Fire Chief Wes Rhodes proclaiming October 5 through October 11, 2014, as Fire Prevention Week.

CONSENT AGENDA (items 3 through 6)

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 6.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 3. AUTHORIZED PURCHASE OF CARPET

Authorized the purchase of carpet for the Texas Star Golf Course Clubhouse and Conference Centre from Vector Concepts, 9010 North Royal Lane Suite 110, Irving, Texas, through the BuyBoard Cooperative Purchasing Program.

Deputy City Manager Getchell stated that the estimated cost of \$60,878 falls below budget estimates.

ITEM NO. 4. AUTHORIZED PURCHASE OF LIBRARY MATERIALS

Authorized the purchase of Library print and multimedia materials through the State of Texas CO-OP Program contract.

Deputy City Manager Getchell informed the City Council that materials may be purchased through any approved vendor listed within the contract.

ITEM NO. 5. APPROVED RESOLUTION NO. 14-1442

Approved Resolution No. 14-1442 for a Local Project Advance Funding Agreement (LPAFA) for a Green Ribbon Project through the Texas Department of Transportation (TxDOT).

Deputy City Manager Getchell explained that grant funding in the amount of \$112,000 will fund a proposed landscape beautification project at State Highway 183 and Bear Creek Parkway.

ITEM NO. 6. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of September 9, 2014.

REGULAR AGENDA

ITEM NO. 7. AUTHORIZED MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF COLLEYVILLE

Council Member Price motioned to authorize the Mayor to execute an Interlocal Agreement with the City of Colleyville regarding access to and the use of Heritage Avenue.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 8. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2043

Police Chief Mike Brown provided details of how the ordinance amends the Code of Ordinances including expanding the distance a non-consent towed vehicle may be taken from Euless city limits from three miles to 15 miles and updating associated fees to be consistent with state law.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2043, amending the City of Euless Code of Ordinances, Chapter 90, "Vehicles for Hire," Article IV, "Tow Trucks and Nonconsent Tows," Section 90-94, "State Regulation and Towing Charges for Nonconsent Tows" and Section 90-96, "Maximum Distance of Nonconsent Tows."

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 9. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 14-08-CC

Director of Planning and Economic Development Collins informed the City Council that St. John the Baptist Greek Orthodox Church is requesting a temporary use permit for the annual

Greek Food Festival. This year's event will be held Thursday, October 9, 2014 through Sunday, October 12, 2014.

Representatives Harry Karegeannes and George Vittas were present to address any questions.

Mayor Pro Tem Eilenfeldt motioned to approve Temporary Use Permit No. 14-08-CC for a Greek Food Festival to be located on the Alexander and Cullum Subdivision, Lot 6R and Lot 7R, 303 Cullum Drive, for four consecutive days beginning October 9, 2014, and concluding on October 12, 2014.

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 10. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 14-02-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2040

Mayor Martin opened the public hearing at 7:16 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant is seeking to construct 19 single-family homes rather than duplexes for which the property is currently zoned. He provided construction details including a masonry screening wall, stained wood with metal post fencing, and architectural design standards. Additionally, the Planning and Zoning Commission held a public hearing on September 2, 2014, and recommended approval of the Planned Development zoning district with a vote of 6-0-0.

Don Dykstra, representing Bloomfield Homes, 100 Ridgewood Drive, Euless, Texas, stated that he is always excited to come before the City Council when land becomes available for development and explained the tracts of land will be small and geared toward younger homebuyers. Mr. Dykstra also provided further details of design features including stone columns, flat panel cabinets, irrigation, and landscaping.

Mayor Martin asked to hear from any proponents followed by opponents of the case. There being none, Mayor Martin closed the public hearing at 7:20 p.m.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2040, changing the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Block 2, Lots 31 and 32, 200 block of East Whitener Road from Community Unit Development Ordinance No. 753 (CUD), based on the two-family dwelling (R-2) zoning district into Planned Development (PD) zoning district to allow single family residential.

Council Member Bynum seconded the motion.

Council Member Stinneford stated that it speaks well of the City's quality of life that every spare piece of land is utilized for new home construction.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 11. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 14-03-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2042

Mayor Martin opened the public hearing at 7:21 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant is seeking to construct eight single-family homes as a Planned Development. He advised that the developer has agreed as a condition of the ordinance to preserve or plant a minimum of 20 three inch caliper trees in the north open space. Additionally, the Planning and Zoning Commission held a public hearing on September 2, 2014, and recommended approval of the Planned Development zoning district with a vote of 6-0-0.

Don Dykstra, representing Bloomfield Homes, 100 Ridgewood Drive, Euless, Texas, highlighted the proposed architectural features that will be part of the development.

Mayor Pro Tem Eilenfeldt inquired about square footage and average home price.

Mr. Dykstra explained that the homes will range in size from a minimum of 2,200 square feet to just greater than 4,000 square feet with an average price point between \$300,000 and \$500,000.

Mayor Martin asked to hear from any proponents of the case.

Patty Griffith, 1804 N. Main, Euless, Texas, stated that she wholeheartedly supports this plan. She explained that she and her late husband bought their property in 2001 and had met with developers over the years regarding development of the adjacent properties. She stated that she is honored and thrilled that the development of Griffith Parc will be named after her family.

Mayor Martin asked to hear from any 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. 2042, changing the zoning of 2.393 acres of land located out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, 1804 North Main Street from single family detached dwelling

district (R-1) into Planned Development (PD) zoning district to allow single family residential.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

Council Member Tompkins stated that he appreciated the process to bring this before the City Council and thanked Mr. Dykstra for taking the time to meet with homeowners to address their concerns.

Mayor Pro Tem Eilenfeldt stated that she was impressed with Bloomfield Homes' product and acknowledged that they are a very clean builder during the construction process.

ITEM NO. 12. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-11-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2041

Mayor Martin opened the public hearing at 7:33 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant is seeking to occupy leased office space with interior vehicle storage for internet auto sales. Additionally, the Planning and Zoning Commission held a public hearing on September 16, 2014, and recommended approval of the Specific Use Permit by a 4-0-0 vote with the following conditions:

- 1) Tied to the business owner, Mr. Randy Childers;
- 2) Tied to the business name: A.B.C Auto Credit Inc.;
- 3) No outdoor advertising display other than a permitted sign indicating the name of the business;
- 4) No outdoor storage or display of vehicles;
- 5) No on-site mechanical or auto body work to be performed on vehicles;
- 6) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility;
- 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.

Randy Childers, applicant and owner, 1105 Pamela, Euless, Texas, explained his business model and clarified that all vehicles will be stored indoors. He thanked City staff and stated that he has had a good experience working with the Planning and Zoning Commission.

Council Member Bynum inquired about cars shipped overseas.

Mr. Childers explained that Texas does a large amount of overseas auto sales.

Council Member Tompkins asked if this was new business space or an expansion.

Mr. Childers stated that he currently has an office in Euless and is looking for a larger space.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the case. Seeing none, the public hearing was closed at 7:39 p.m.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2041 for a request for a Specific Use Permit on the Euless Industrial Park Addition, Block 1, Lots 7, 8, 9A, 9B, 10, B1, and B4, 1105 Pamela Drive for Online Auto Sales in the Light Industrial District (I-1) 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, and Bynum

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 13. APPROVED RESOLUTION NO. 14-1441

City Secretary Sutter stated that this resolution orders a special election to be held Tuesday, December 9, 2014, with Tarrant County Elections providing election services and equipment. Candidate filing begins Wednesday, September 24, 2014, at 8:00 a.m. and will conclude Wednesday, October 8, 2014, at 5:00 p.m. Early voting will begin Monday, November 24, 2014, at 8:00 a.m. and conclude Friday, December 5, 2014, at 7:00 p.m., however; there will be no early voting during the Thanksgiving holiday weekend Thursday, November 27, 2014 through Sunday, November 30, 2014.

Mayor Martin explained that this election is to fill the unexpired term of Council Member Glenn Porterfield following his recent passing.

Council Member Stinneford stated that a special election was necessary at this point in time as the law does not allow the City to wait until the May uniform election date.

Council Member Bynum motioned to approve Resolution No. 14-1441, declaring a vacancy in the office of City Council Member, Place 5 and calling a special election to fill such vacancy for the unexpired term and authorized a contract with Tarrant County to furnish election services and equipment.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 15. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin announced several upcoming events:

- Texas Star Golf Course reopens, Wednesday, October 1, 2014;
- Police and Fire Open Houses, 10:00-2:00 p.m. October 4, 2014, Police & Courts and Fire Station 3, respectively;
- Stars over Euless, 8:30-10:00 p.m. Saturday, October 4, 2014, Bob Eden Park; and
- National Night Out, Tuesday, October 7, 2014.

ITEM NO. 16. ADJOURN

Mayor Martin adjourned the meeting at 7:43 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary