

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, October 28, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:00 p.m. on Tuesday, October 28, 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 4:30 p.m.

During the Precouncil meeting:

- Mayor Pro Tem Linda Eilenfeldt announced that she attended the Stan the Man's Chili Challenge, hosted by the Hurst-Euless-Bedford Chamber of Commerce, on October 23, 2014. Additionally, she announced that 6Stones is donating seven pallets of candy to the City for the Halloween Trunk or Treat Celebration on October 31, 2014.
- Council Member Jeremy Tompkins announced that he attended the Northeast Tarrant Lions Club Boots and Bling fundraiser event on October 16, 2014, and stated that they had a successful silent auction.
- City Manager Gary McKamie provided the following updates:
 - 6Stones Night of Wonder challenge;
 - Temporary relocation of Human Resources and Water Utility Billing due to water damage;
 - City-wide preventive spraying for mosquitos, November 8 through 10, 2014; and
 - Municipal Court Judge evaluation.
- City Manager McKamie introduced Mary Jean Moloney, Manager of Public Affairs, Atmos Energy, and announced that she will be retiring after 40 years of service.

Mrs. Moloney stated that it has been an honor and pleasure working with the City Council and staff over the past several years, and introduced her successor Kelly Pacleb. Mrs. Pacleb provided her career background prior to joining Atmos Energy.

Mayor Martin wished Mrs. Moloney success in her retirement and welcomed Mrs. Pacleb.

- City Manager McKamie addressed the City Council regarding the dedication of the road behind the Fire Administration building in memory of Michael Williamson. He stated that the proposed resolution will be presented for consideration at the November 11, 2014, City Council meeting.

Discussion took place regarding future dedications and posting an explanation of each dedication on the City website.

- Deputy City Manager Loretta Getchell provided an update regarding the proposed Americans with Disabilities Act (ADA) Transition Plan and provided a copy to the City Council. Additionally, she stated that a public hearing will be held at the November

25, 2014, City Council meeting to receive public input regarding the proposed plan, and will be presented for consideration at the December 9, 2014, City Council meeting.

Discussion ensued regarding future planning to ensure that fire hydrants do not obstruct sidewalks.

- Director of Parks and Community Services Ray McDonald provided an update related to the Parks at Texas Star Walk of Champions Committee. He discussed the composition of the committee, selection criteria for inductees, and advised of the four current inductees. Additionally, he stated that names would be provided to the City Council for consideration to fill the vacancy of the citizen member.

Council Member Perry Bynum volunteered to serve as the council member on the committee.

- Director of Parks and Community Services McDonald presented on update regarding the proposed changes to the recreational fees at the Eules Family Life Center, Senior Center, Aquatic Park, and Natatorium.
- Director of Planning and Economic Development Mike Collins presented the residential and commercial development update.

City Manager McKamie provided an update regarding the Lighthouse Motor Inn located at 509 West Eules Boulevard.

- Director of Public Works Hal Cranor provided the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is down by approximately one (1) percent when compared to the same month from the prior year.
- Finance Director Janina Jewell presented the financial update for the period ending September 30, 2014, and advised that sales tax collections were up by 14.29 percent and that car rental tax was down by two (2) percent when compared to the prior year.
- City Manager McKamie reviewed the regular agenda.
- Director of Public Works Cranor presented the capital projects update, including Cullum Drive, Rio Grande Boulevard, Brazos Boulevard, and Dave & Buster's water and sewer installation.

CLOSED SESSION

The City Council convened into closed session at 5:37 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:

- Vine Street

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

- Planning and Zoning Commission
- Zoning Board of Adjustment
- Civil Service Commission

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 6:50 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
Finance Director Janina Jewell
Director of Parks and Community Services Ray McDonald
Fire Chief Wes Rhodes
Marketing/Communications Manager Betsy Deck
Texas Star General Manager Glenda Hartsell-Shelton
Information Services Administrator Scott Joyce
Library Administrator Sherry Knight
Fleet and Facility Administrator Kyle McAdams
Senior Planner Stephen Cook
Computer Support Specialist II Jake Dilliplane
Deputy Court Clerk Jerrie Keller
Police Captain Gary Landers
Parks and Community Services Administrative Secretary I Jordan Peterson
Parks and Community Services Volunteer Coordinator Jerry Poteet

VISITORS

Fahed Abdelaty
David Aughinbaugh
Vince Basset
Sherri Browning
Lisa Bynum
Shirley Daily
Loretta Doty

Steve Doty
Ronald Dunckel
Darl Easton
Jeff Keller
Kris McCuller
John Monroe
Irma Reyes

Jason Reyes
Jeff Robertson
Faye Stinneford
Jake Thomasson
Peggy Vandiver
Harry Zimmer

And others as noted in the visitor register.

INVOCATION

Council Member Perry Bynum gave the invocation.

PLEDGE OF ALLEGIANCE

Cub Scout Pack #546 and Den Leader Kris McCuller led the pledge of allegiance.

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

Director of Parks and Community Services Ray McDonald introduced Parks and Community Services Administrative Secretary I Jordan Peterson. Jordan was accompanied by her friend, Brian, and Volunteer Coordinator Jerry Poteet.

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

ITEM NO. 2. PRESENTATION OF PROCLAMATION

Mayor Pro Tem Eilenfeldt read the proclamation into the record, proclaiming the month of November 2014 as American Diabetes Month.

CONSENT AGENDA (items 3 through 8)

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 8.

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. 3. AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT EXTENSION

Authorized the City Manager to execute a contract extension with Office Depot for an additional one year period for the purchase of office supplies through the National Intergovernmental Purchasing Alliance (National IPA).

Deputy City Manager Getchell stated that this is a unit price contract and actual expenditures will be determined by actual quantities ordered.

ITEM NO. 4. RENEWED BID NO. 005-12

Approved Renewal of Bid No. 005-12 for professional employee leasing services at Texas Star Golf Course, Conference Centre and Raven's Grille to Employer Flexible, 7102 N. Sam Houston Pkwy., W., Suite 200, Houston, Texas, assignee for the Bowles Group d/b/a Workforce, 2501 Parkview Drive, Suite 225, Fort Worth, Texas.

Deputy City Manager Getchell informed the City Council that this is the final renewal option available for this bid. Additionally, in accordance with the terms of the contract, the Bowles Group d/b/a Workforce has requested to assign the contract to Employer Flexible under the same terms and conditions. Employer Flexible has indicated their interest in assuming the contract for the remaining term and staff recommends approval of the contract extension to Employer Flexible.

ITEM NO. 5. AWARDED BID NO. 014-14

Awarded Bid No. 014-14 for annual contract for janitorial services to United Building Maintenance (UBM) Enterprise, Inc., 11102 Ables Lane, Dallas, Texas.

Deputy City Manager Getchell explained that bids were received from 12 companies and UBM Enterprise, Inc. represents the best value for the city with an estimated annual cost of \$104,085.48. The contract will have an initial term of one (1) year with an option to renew for three (3) additional one (1) year terms.

ITEM NO. 6. APPROVED RESOLUTION NO. 14-1446

Approved Resolution No. 14-1446, amending a previously authorized request for financial assistance from the Texas Water Development Board (TWDB).

Deputy City Manager Getchell stated that an application seeking financial assistance in an amount not to exceed \$2,750,000 to provide for the costs of constructing Phase 2 of the Bear Creek Reclaimed Water System Expansion was received and reviewed by the TWDB. Upon review, the TWDB issued a Funding Determination Letter increasing the available amount of financial assistance by \$5,300, from \$2,750,000 to \$2,755,300. Additionally, the Funding Determination Letter also announced that \$375,300 of the total project financial assistance was eligible for an additional subsidy in the form of loan forgiveness.

ITEM NO. 7. APPROVED RESOLUTION NO. 14-1447

Approved Resolution No. 14-1447, amending the guidelines and criteria of the tax abatement policy to include corporate headquarters facilities as eligible facilities for consideration of tax abatements and to provide a definition and economic qualifications for such facilities.

ITEM NO. 8. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of October 14, 2014.

REGULAR AGENDA

ITEM NO. 9. APPROVED SITE PLAN NO. 14-12-SP

Director of Planning and Economic Development Mike Collins presented the item to the City Council and stated that the applicant, Lennar Homes, is seeking to construct a single family development to be located southeast of Bear Creek Parkway and Harwood Road, within the Riverwalk Planned Development. He discussed details of the development which include a gated entry, 4 open space areas, and landscape elements and screening. Additionally, the Planning and Zoning Commission considered this Site Plan at their October 7, 2014, regular meeting and recommended approval by a vote of 6-0-0.

David Aughinbaugh, 1707 Market Place Blvd, Irving, Texas, thanked the City Council for their consideration of the site plan and stated that the Estates at Bear Creek will be Lennar Homes' signature neighborhood in the area with higher quality perimeter improvements, intense landscaping, and greater interior finish out.

Mayor Pro Tem Eilenfeldt inquired about the average home price.

Mr. Aughinbaugh stated that the average price point will be above \$400,000.

Council Member Tompkins inquired about the number of available styles of homes.

Mr. Aughinbaugh stated that there will be 3 to 5 different floor plans with different elevation options for each. The Planned Development has a strict monotony requirement.

Council Member Bynum motioned to approve Site Plan No. 14-12-SP for Single Family Residential Development proposed to be located on 30.446 acres of the Bradford Adam Survey, Abstract No. 152, Tracts 1A7, 1 and 1B to be platted as The Estates at Bear Creek, Block M, Lots 1-18, A; Block N, Lots 1-44, A, B, and C; Block O, Lots 1-34; Block P, Lots 1-16; and Block Q, Lot A located southeast of the intersection of Bear Creek Parkway and Harwood Road.

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. 10. APPROVED SITE PLAN NO. 14-13-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Kroger Texas, is seeking to increase the square footage of their existing location at 1060 North Main Street, by expanding the store to the south. This new investment would involve the demolition of the in-line retail to the south of the grocery store, landscape islands, and reconfiguration of the parking lot. The added amount of area to Kroger would be 27,078 square feet for a total of 74,309 square feet. Additionally, the Planning and Zoning Commission considered this Site Plan at their October 7, 2014, regular meeting and recommended approval by a vote of 6-0-0.

Christina Conrad, representing Kroger Texas, was available for any questions.

Council Member Tompkins stated that he appreciates the investment Kroger is making in the community.

Council Member Tompkins motioned to approve Site Plan No. 14-13-SP for Commercial Development proposed to be located on Harwood Crossing Subdivision, Block 1, Portion of Lots 1 and 2 and all of Lot 3, 1060 North Main Street.

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

ITEM NO. 11. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-12-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2047

Mayor Martin opened the public hearing at 7:22 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, John Monroe representing Korean Taekwondo Institute, dba Kickin' Kids, is seeking to lease 6,000 square of space to locate his taekwondo studio. Classes would be held between 3 p.m. and 9 p.m. Additionally, the Planning and Zoning Commission held a public hearing on October 7, 2014, and recommended approval of the Specific Use Permit by a 6-0-0 vote with the following conditions:

- 1) Tied to the business owner, Mr. John Monroe;
- 2) Tied to the business name: Korean Taekwondo Institute, dba Kickin' Kids;
- 3) 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,

- 4) 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.

John Monroe was present to address any questions.

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 7:24 p.m.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2047 for a request for a Specific Use Permit on Dorris Addition, Block 1, Lot 1, 501 North Main Street, Suite 121 for a Sports Studio in the Neighborhood Business District (C-1) 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, and Bynum

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 12. APPROVED BOARD AND COMMISSION APPOINTMENTS

Mayor Martin read each name into the record.

Council Member Stinneford motioned to approve the following appointments to the various boards and commissions:

<u>BOARD/COMMISSION</u>	<u>NAME</u>	<u>PLACE</u>	<u>TERM EXPIRES</u>
CIVIL SERVICE COMMISSION	Carla Shields	1	12/31/2017
HISTORICAL PRESERVATION COMMITTEE	Mary Lib Saleh Corey Stack Donna Moore		
INDUSTRIAL DEVELOPMENT AUTHORITY	Eddie Price Tim Stinneford Jeremy Tompkins Perry Bynum Linda Eilenfeldt Linda Martin	1 3 4 5 6 7	12/31/2016 12/31/2016 12/31/2016 12/31/2016 12/31/2016 12/31/2016
LIBRARY BOARD	Marcia Brown	2	12/31/2016

	Christopher McAllister	4	12/31/2016
	Barney Snitz	5	12/31/2016
	Carol Kveck	Alternate 1	12/31/2016
	Jim Hamilton	Alternate 2	12/31/2016
PARKS & LEISURE SERVICES BOARD	Eric Owens	1	12/31/2016
	Steve Doty	4	12/31/2016
	Roger Sickler	5	12/31/2016
	Jason Reyes	Alternate 1	12/31/2016
	Salman Bhojani	Alternate 2	12/31/2016
PLANNING & ZONING COMMISSION	Richard McNeese	4	12/31/2016
	Ronald Dunckel	5	12/31/2016
	Steve Ellis	6	12/31/2016
	David Brown	7	12/31/2016
ZONING BOARD OF ADJUSTMENT & HOUSING BOARD	Harry Zimmer	3	12/31/2016
	Ruby Anne Crites	4	12/31/2016
	Charles Cinquemani	5	12/31/2016
	Paul Kuhar	Alternate 1	12/31/2015
TEEN COURT ADVISORY BOARD	Priscilla Cauley	1	12/31/2016
	Amy Powell	Alternate 1	12/31/2015
CITY HEALTH AUTHORITY	Robert Tafel, M.D.		12/31/2016

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. 13. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 14. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Pro Tem Eilenfeldt announced that the Halloween Trunk or Treat Celebration will be held at the Eules Family Life Center on Friday, October 31, 2014, from 5:30-8:30 p.m.

Mayor Martin announced two upcoming events, both of which will be held on Saturday, November 8, 2014:

- Heritage Park tour, 1:00-5:00 p.m.;
- Eules Citizens Police Academy Alumni Association Seventh Annual barbeque dinner, 6:00-10:00 p.m., Eules Family Life Center

Additionally, she announced that a Special Election will be held on Tuesday, December 9, 2014, to fill the unexpired term for Council, Place 5 and introduced candidates Darl Easton and Harry Zimmer in the audience. David Brown was announced but was not in attendance.

City Secretary Kim Sutter announced that early voting is currently underway for the November 4, 2014, General Election for federal, state, and county offices at the Mary Lib Saleh Eules Public Library through Friday, October 31, 2014. The polls will be open from 7:00 a.m. to 7:00 p.m. Early voting for the City of Eules Special Election to fill the unexpired term for Council, Place 5 will be as follows:

November 24 -26	Monday – Wednesday	8:00 a.m. to 5:00 p.m.
November 27 - 30	Thursday – Sunday	CLOSED
December 1 – 3	Monday – Wednesday	8:00 a.m. to 5:00 p.m.
December 4 – 5	Thursday – Friday	7:00 a.m. to 7:00 p.m.

ITEM NO. 15. ADJOURN

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

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary