

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, November 25, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:00 p.m. on Tuesday, November 25, 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, Eddie Price, and Perry Bynum.

During the Precouncil meeting:

- Council Member Perry Bynum announced that he attended the Senior Holiday luncheon on November 19, 2014, and stated that it was a quality event.

Mayor Linda Martin stated that approximately 360 people attended the luncheon. Additionally, she extended her appreciation to North Main Barbeque and the Green family for hosting the annual luncheon, and recognized the council members who were able to attend.

- City Manager Gary McKamie provided the following updates:
 - Recognized Senior Center Supervisor Diane Eggers and Program Coordinator Renee Garrett for their contribution with the Senior Holiday luncheon;
 - Introduced Alexander Cook, son of Senior Planner Stephen Cook;
 - Water damage in the Human Resources Department;
 - Officer Michael R. Williamson Memorial Drive dedication ceremony, November 26, 2014, 10 a.m.;
 - 6Stones Night of Wonder "Pulling for Hope" bus pull challenge, December 5, 2014, 10 a.m.;
 - Lighting of City Christmas lights, November 26, 2014; and,
 - State Highway 183, now known as Midtown Express, project update.
- Director of Planning and Economic Development Mike Collins presented the residential and commercial development update, including fiscal year statistics.
- Director of Planning and Economic Development Collins provided an update regarding the proposed Revitalization Plan for a senior housing project in the southeast portion of the City. He discussed the previous and current development plan, federal funding, identification of five core areas to address, revitalization strategy, and potential new development. He stated that a proposed resolution for endorsement of the Revitalization Plan, support of the senior housing project, and a financing mechanism will be presented for consideration at the December 9, 2014, City Council meeting.

Discussion took place regarding the process of identifying blighted structures.

- Finance Director Janina Jewell presented the financial update for the period ending September 30, 2014.

Council Member Tim Stinneford commended Texas Star Golf Course for having a net profit despite being closed for golf course renovations.

- Police Chief Mike Brown presented the quarterly Police Department update for the quarter ending October 31, 2014, and reported on the average response times for priority one, two, three, and four calls, and for all call types, as well as statistics related to crimes against persons, and property crimes. He reported on officers combined patrol time statistics and the addition of police personnel.
- Director of Public Works Hal Cranor presented the capital projects update, including Cullum Drive and distributed a copy of a letter sent to residents affected by the Cullum Drive construction.
- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 5:52 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:

- Open Meetings Act and Public Information Act

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

- Rio Grande

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
City Attorney Wayne Olson
City Secretary Kim Sutter

Assistant to the City Secretary Holly Fimbres
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
Human Resources/Risk Administrator Carolyn Marshall
Fleet and Facility Administrator Kyle McAdams
Texas Star Golf Course Superintendent Scott Boven
Senior Planner Stephen Cook
Computer Support Specialist II Jake Dilliplane
Human Resources Generalist I Anniece McKanna
Human Resources Generalist II Connie Scott

VISITORS

Sherri Browning	Ronald Dunckel	Jake Thomasson
David Carr	Darl Easton	Peggy Vandiver
Alexander Cook	Salesi Fono	Harry Zimmer
Shirley Daily	Flavio Ronzani	

And others as noted in the visitor register.

INVOCATION

Finance Director Jewell gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Linda Martin led the pledge of allegiance.

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

Texas Star General Manager Glenda Hartsell-Shelton introduced Texas Star Golf Course Superintendent Scott Boven.

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

ITEM NO. 2. PRESENTATION OF FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2014

Finance Director Jewell presented the quarterly unaudited financial report for the period ending September 30, 2014. She stated that the audited financial report will be provided at the January 27, 2014, City Council meeting.

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. RENEWED BID NO. 003-14

Renewed Bid No. 003-14 with ABM Building Services, LLC, 4100 Amon Carter Boulevard, Fort Worth, Texas, for HVAC system comprehensive maintenance.

Deputy City Manager Getchell stated that this is the first one year extension of the agreement which covers services such as preventative maintenance and seasonal startup inspections on HVAC equipment at five City facilities. The cost of \$54,492 falls below budget estimates.

ITEM NO. 4. AUTHORIZED PURCHASE OF AUDIOVISUAL EQUIPMENT FOR THE CITY COUNCIL CHAMBERS

Authorized purchase of Audiovisual Equipment for the City Council Chambers from Lantek Communications, 2780 N. Great Southwest Parkway, Grand Prairie, Texas, through the Interlocal Purchasing System (TCPN) Program.

Deputy City Manager Getchell informed the City Council that the budgeted expenditure of \$90,000 falls below budget estimates.

ITEM NO. 5. AUTHORIZED CITY MANAGER TO NEGOTIATE AND EXECUTE AN ARCHITECTURAL SERVICES CONTRACT PURSUANT TO RFQ NO. 015-14

Authorized the City Manager to negotiate and execute an Architectural Services contract pursuant to Request for Qualifications (RFQ) No. 015-14 with Oxley Williams Tharp Architects, 234 S. Main Street, Keller, Texas, for the remodel of the Development and Engineering building.

Deputy City Manager Getchell explained that seven submittals were received as part of the RFQ and Oxley Williams Tharp Architects was chosen based on their competence, qualifications, and experience.

ITEM NO. 6. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of November 11, 2014.

REGULAR AGENDA

ITEM NO. 7. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2050

Director of Planning and Economic Development Collins informed the City Council that staff is seeking to amend Chapter 42 of the Code of Ordinances to provide a new definition for electronic vaping devices and to provide additional clarity to the definition of smoking.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2050, amending the City of Euless Code of Ordinances, Chapter 42, "Health and Sanitation," Article IV, "Regulation of Smoking," Section 42-81, "Definitions," by providing a definition for electronic vaping device and amending the definition for smoking.

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. 8. APPROVED SITE PLAN NO. 14-15-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Claymoore Engineering on behalf of Ricochet Fuel Distributors, is seeking to construct a new 7,800 square foot office building to the south of the existing development located at 1201 Royal Parkway to accommodate their growing business. Additionally, the Planning and Zoning Commission considered this Site Plan at their November 4, 2014, regular meeting and recommended approval by a vote of 7-0-0.

David Carr, representing applicant/owner Kelly Roberts, was present to address any questions.

Council Member Bynum asked Mr. Collins to explain Ricochet Fuel's business and their ranking as a woman-owned business.

Mr. Collins stated that Ms. Roberts has operated a wholesale fuel distribution business from the current location since 2003 after beginning her business out of her garage. Her company was recognized by the Dallas Business Journal as one of the Top 10 women-owned businesses in Dallas-Fort Worth and has been ranked as one of the best places to work by several organizations and publications.

Mayor Pro Tem Eilenfeldt motioned to approve Site Plan No. 14-15-SP for Commercial Development proposed to be located on 3.025 acres of International Regional Industrial Complex Addition, Block A, Lot A1A, 1201 Royal Parkway.

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. 9. APPROVED SITE PLAN NO. 14-16-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Ronzani, Inc., is seeking to expand their office and warehouse building located at 900 Marlene Drive with 1,960 square feet of indoor storage space. Additionally, the Planning and Zoning Commission considered this Site Plan at their November 4, 2014, regular meeting and recommended approval by a vote of 7-0-0.

Applicant/owner Flavio Ronzani was present to address any questions.

Council Member Bynum motioned to approve Site Plan No. 14-16-SP for Commercial Development proposed to be located on 0.626 acres of Oakwood Terrace North, 1st Filing, Block 21, Lot B1, 900 Marlene Drive.

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. 10. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 14-16-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2049

Mayor Martin opened the public hearing at 7:27 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Rev. Salesi Fono representing Church of Tonga, is seeking to renew the Specific Use Permit approved by the City Council on October 22, 2013, for a place of worship located at 1000 Crethaven Drive. Additionally, the Planning and Zoning Commission held a public hearing on November 18, 2014, and recommended approval of the Specific Use Permit by a 6-0-0 vote with the following conditions:

- 1) The Specific Use Permit is tied to the Chairperson of the Board of Trustees, Mr. Ofeina Lolohea and to the Rev. Salesi Fono;
- 2) The Specific Use Permit is tied to the Church Name: Church of Tonga;
- 3) The parking of the site will show that the property will accommodate six (6) parking spaces;
- 4) A cooperative parking agreement between the Church of Tonga and the property owner of 1002 Cresthaven be signed and recorded with Tarrant County allowing for member of the Church of Tonga to legally park at 1002 Cresthaven, in at least four (4) parking spaces during times of worship or other church functions;
- 5) The maximum occupancy of the sanctuary would be capped at fifty-two (52) persons;
- 6) The Church of Tonga will be permitted to make application to the City Manager for up to six (6) Special Events per twelve (12) month period of time. During these Special Events it is acknowledged by the City that the six (6) permanent parking spaces will not be adequate to accommodate parking demand. In these Special Event instances, managed on-street parking may be permitted as long as the on-street parking does not interfere with normal street operation;
- 7) The residential structure will only be used for housing of the Church pastor or caretaker or to be used for immediate pastoral care and not to be used as a rental residence or used for overnight group housing;
- 8) The term of this Specific Use Permit shall be granted for a period of six (6) months in order to gauge the further appropriateness of the use at the specific location; 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.

Reverend Salesi Fono, 1000 Cresthaven Drive, Euless, thanked the City Council for their consideration.

Council Member Tompkins asked Reverend Fono several questions including church attendance, work still being completed, and when trailers in the parking lot would be removed.

Reverend Fono stated that the work is complete and is in compliance with building and fire code and he is satisfied with church attendance. He inquired about the suggested renewal term of six months for the SUP.

City Manager McKamie stated that the property was previously a residential lot and the SUP term is a recommendation by city staff. When an SUP is granted, staff wants to ensure compliance and witness operations within a given timeframe.

Reverend Fono asked if the next renewal would require another public hearing and City Manager McKamie confirmed that it would.

Council Member Stinneford added that this Specific Use Permit allows him to operate a church and not a building company and urged him to follow the rules of the SUP.

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 Tompkins motioned to approve the approve the first and final reading of Ordinance No. 2049 for a request for a Specific Use Permit on Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven Drive for a Place of Worship and Pastoral Residence Use in the Community Business District (C-2) with the conditions presented and recommended by the Planning and Zoning Commission.

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. 11. HELD PUBLIC HEARING TO RECEIVE PUBLIC INPUT ON THE CITY OF EULESS AMERICANS WITH DISABILITY ACT (ADA) TRANSITION PLAN

Mayor Martin opened the public hearing at 7:40 p.m.

Deputy City Manager Loretta Getchell presented the item to the City Council and stated that the Americans with Disability Act (ADA) mandates that the City of Euless provide equal opportunity for individuals with disabilities. Additionally, it prohibits discrimination in access to jobs, public accommodations and government services including programs, services, activities, facilities, public transportation, and telecommunications. The proposed ADA Transition Plan is based on a self- assessment and is intended to provide a framework for addressing any barriers that have been identified to providing access to persons with disabilities. The plan includes a grievance procedure, a listing of identified barriers, a summary of actions taken to improve access, a listing of sidewalk and curb ramps that have been completed and those that remain to be completed. The plan is available on the City’s website for public review and will be submitted for City Council consideration on December 9, 2014. It will be updated periodically as items are completed or additional items are identified.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the City of Euless ADA Transition Plan. Seeing none, the public hearing was closed at 7:43 p.m.

ITEM NO. 12. APPROVED APPOINTMENT OF BOARD OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE

Council Member Tompkins motioned to appoint the following individuals to serve as members of the Board of Directors for the Tax Increment Reinvestment Zone Number Three for the period beginning January 1, 2015, until December 31, 2016, and authorized the Mayor to nominate and appoint a member to serve as Chair for a one-year term:

Tarrant County
JPS Health Network

Carolyn Sims
Scott Rule

Tarrant County College District
 City of Euless
 City of Euless
 City of Euless
 City of Euless

Mark McClendon
 Linda Martin
 Linda Eilenfeldt
 Eddie Price
 Tim Stinneford

Council Member Stinneford seconded the motion.

Council Member Bynum amended the motion to reflect Mayor Martin, not Council Member Martin.

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

Darl Easton, 1005 Fayette Drive, Euless, asked for clarification regarding agenda item number four (4). He inquired if the City Council meetings would be aired live on the cable channel and online and if they would be archived for later viewing.

City Manager McKamie stated that the contracted company will install audio and video equipment capable of live broadcasts and streaming but no decision has been made if that feature will be immediately utilized. Each agenda item will be archived on the City’s website for viewing and installation of this equipment will begin after the December 9, 2014, City Council meeting during the holiday meeting break.

ITEM NO. 14. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin announced that a Special Election will be held on Tuesday, December 9, 2014, to fill the unexpired term for Council, Place 5 and early voting is currently underway. 139 people voted on Monday, November 24, 2014 and 111 people voted Tuesday, November 25, 2014. She introduced candidates Darl Easton and Harry Zimmer in the audience and acknowledged David Brown who was not in attendance.

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.

Mayor Martin announced several upcoming events and holidays:

- City Offices will be closed for the Thanksgiving holiday, Thursday and Friday, November 27-28, 2014;
- Christmas Parade of Lights, Saturday, December 6, 2014, 6:30 p.m., and advised that there will be a new route this year;
- Flutasia Holiday Performance, Monday, December 8, 2014, 7:00 p.m., Mary Lib Saleh Euleless Public Library

Mayor Martin recessed the meeting at 7:51 p.m. and convened into closed session at 7:57 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:

- Open Meetings Act and Public Information Act

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

- Rio Grande

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 9:54 p.m.

ITEM NO. 15. ADJOURN

Mayor Martin adjourned the meeting at 9:55 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary