

# Eules City Council

## January 27, 2015



# Presentation of Employee of the Month for February

# Employee of the Month



**Don Sheffield**

***Building Official,  
Planning and Economic  
Development***

# Presentation of Quarterly Financial Report for Period Ending December 31, 2014



**Financial Report  
For the Three Month  
Period Ending  
December 31, 2014**

# Fund Balance Summary

	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
<b><u>Governmental Operating/Debt Funds</u></b>				
General	9,850	10,853	8,228	12,475
Hotel/Motel	254	2	76	179
Juvenile Case Fund	165	25	18	171
1/2 Cent EDC Operating	2,311	1,163	995	2,479
1/4 Cent CCPD	686	578	531	733
Police Seized Assets Fund	839		34	805
Police Drug Fund - DEA Award	106		-	107
Police Drug Fund - State/Euleess	121	5	-	126
Public Safety Grant Fund	76	3	24	55
Car Rental Tax Operating	5,393	1,370	3,766	2,997
Glade Parks PID	657	93	47	703
Glade Parks TIRZ #3	11	(4)	98	(92)
Cable PEG Fund	405	1	32	374
General Obligation Debt Service	662	7,446	6,163	1,945
EDC Debt Reserve	912	()	-	912
EDC Debt Service	2	227	-	229
Stars Center Debt Service	134	178	-	312
Glade Parks Debt Service	-	569	424	145

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<b><u>Proprietary Operating/Debt Funds</u></b>				
Water & Wastewater	5,352	5,262	5,528	5,087
Service Center	39	308	316	31
Drainage	343	178	255	266
Recreation Classes	303	80	60	323
Arbor Daze Fund	27	1	-	28
TX Star Sports Complex	116	253	273	96
TX Star Sports Complex Debt Reserve	1,032	9	-	1,041
TX Star Sports Complex Debt Service	8	40	-	48
Golf Course	7	993	1,030	(30)
Golf Course Debt Reserve	1,095	32	25	1,102
Golf Course Debt Service	54	153	-	207
Water & Wastewater Debt Resv/Emerg	805		-	805
Rate Stabilization Reserve	1,152	1	87	1,066
Water & Wastewater Debt Service	13	152	-	164

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<b><u>Internal Service Funds</u></b>				
Equipment Replacement	2,389	463	421	2,430
Insurance	2,516	1,535	1,098	2,953
Risk/Workers Compensation	1,408	201	503	1,106
<b><u>Fiduciary Funds</u></b>				
Stars Center Escrow	1,421		-	1,421
<b>Total Operating</b>	<b>40,666</b>	<b>32,165</b>	<b>30,033</b>	<b>42,798</b>

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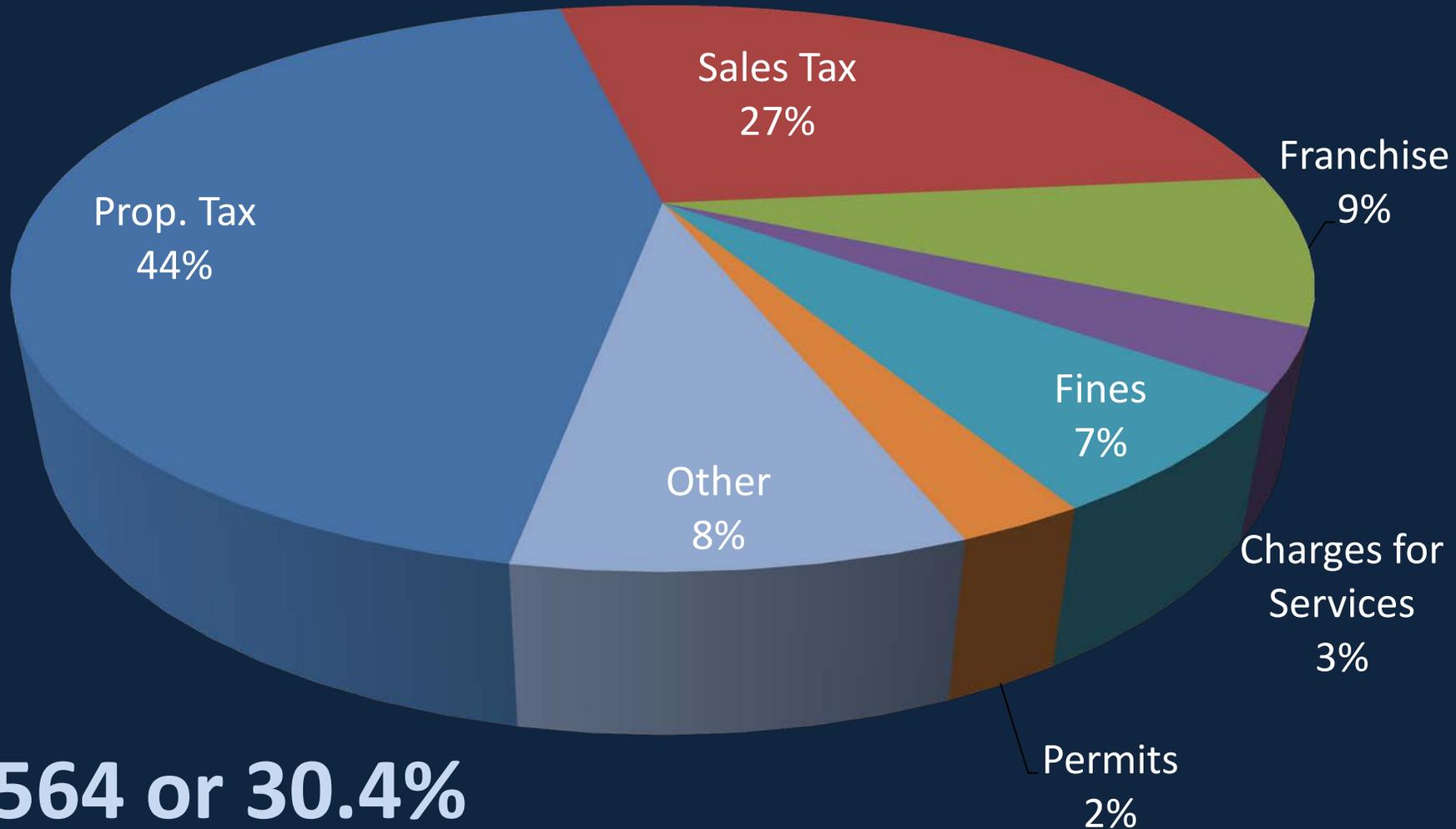
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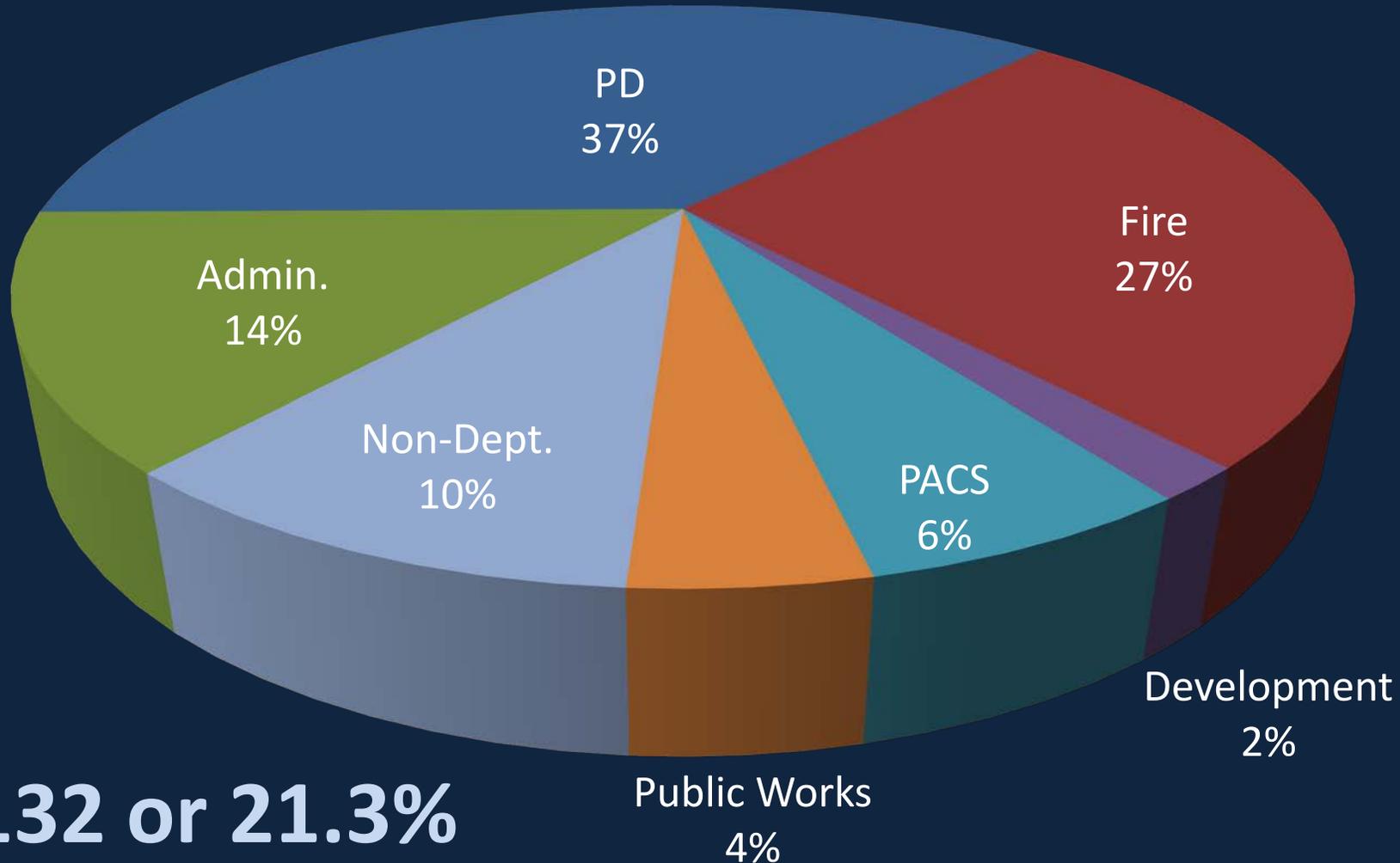
	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
<b><u>Capital Funds</u></b>				
Developers Escrow	1,519	17	(1)	1,537
Street CIP	858	6,536	6,130	1,263
EDC CIP	987	50	12	1,025
General CIP	943	(13)	-	930
Redevelopment CIP	68	400	-	468
Police Facility CIP	4		-	4
Car Rental Tax CIP	480	1,272	1	1,751
Water/Wastewater CIP	1,960	1,580	604	2,936
Water Impact Fee CIP	1,424	119	92	1,451
Wastewater Impact Fee CIP	453	40	-	493
Drainage CIP	1,023	125	23	1,126
Texas Star Sports Complex CIP	753		-	753
<b><u>Fiduciary Funds</u></b>				
Glade Parks Escrow #2	1,797		1,268	530
Glade Parks Escrow #3	1,076		733	342
<b>Total Capital Funds</b>	<b>13,345</b>	<b>10,127</b>	<b>8,862</b>	<b>14,610</b>

# General Fund Revenues



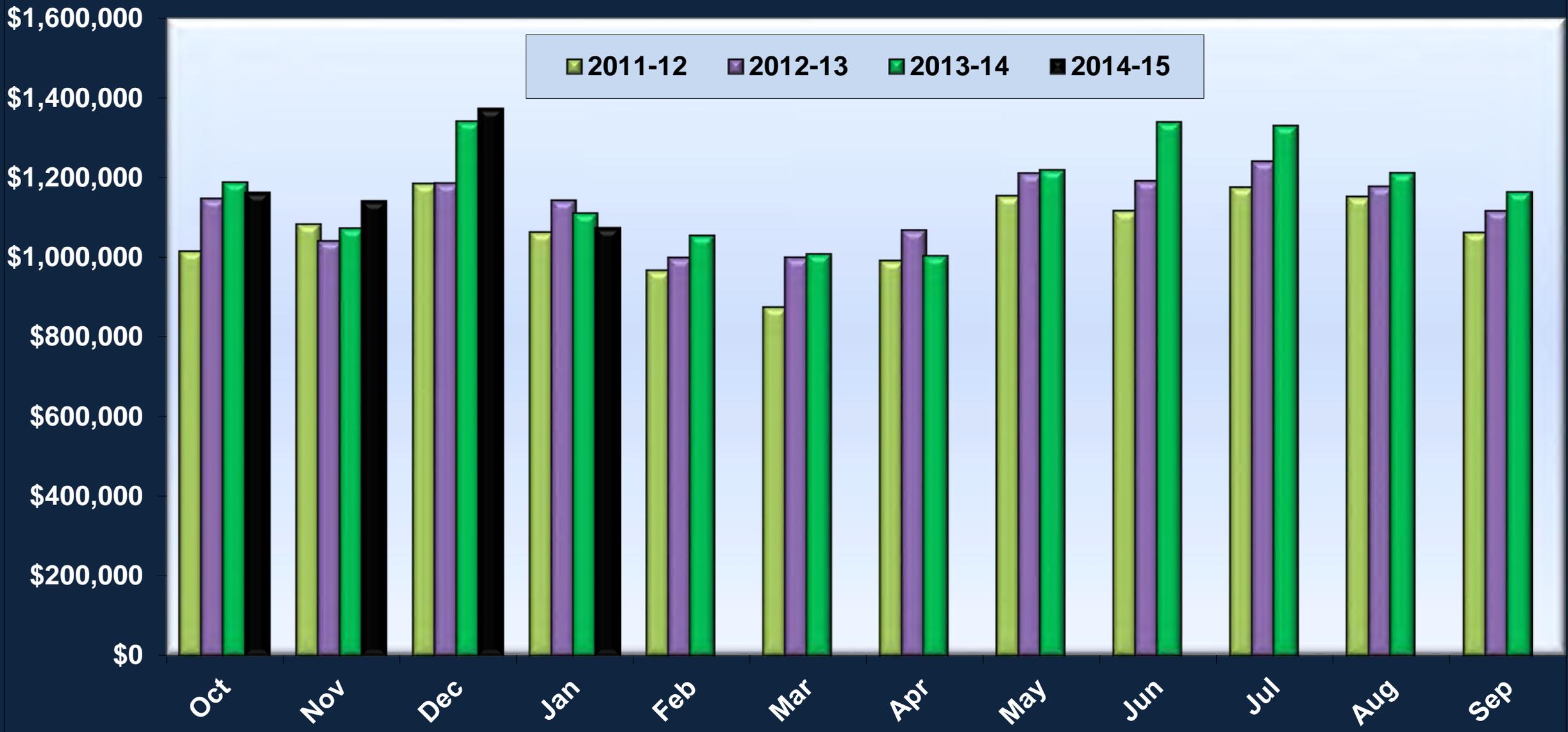
**\$10,852,564 or 30.4%**

# General Fund Expenses

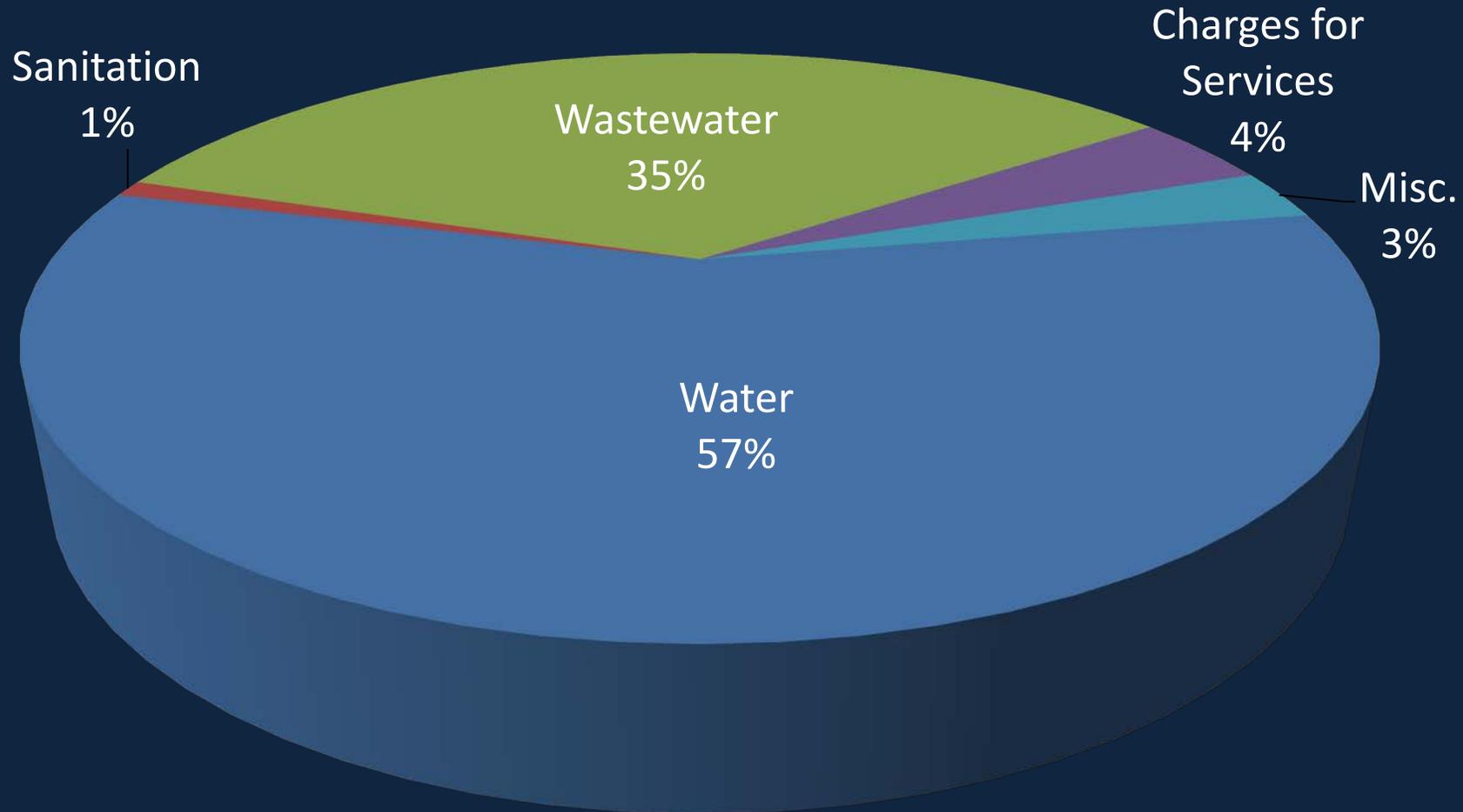


**\$8,228,132 or 21.3%**

# Car Rental Tax Revenues

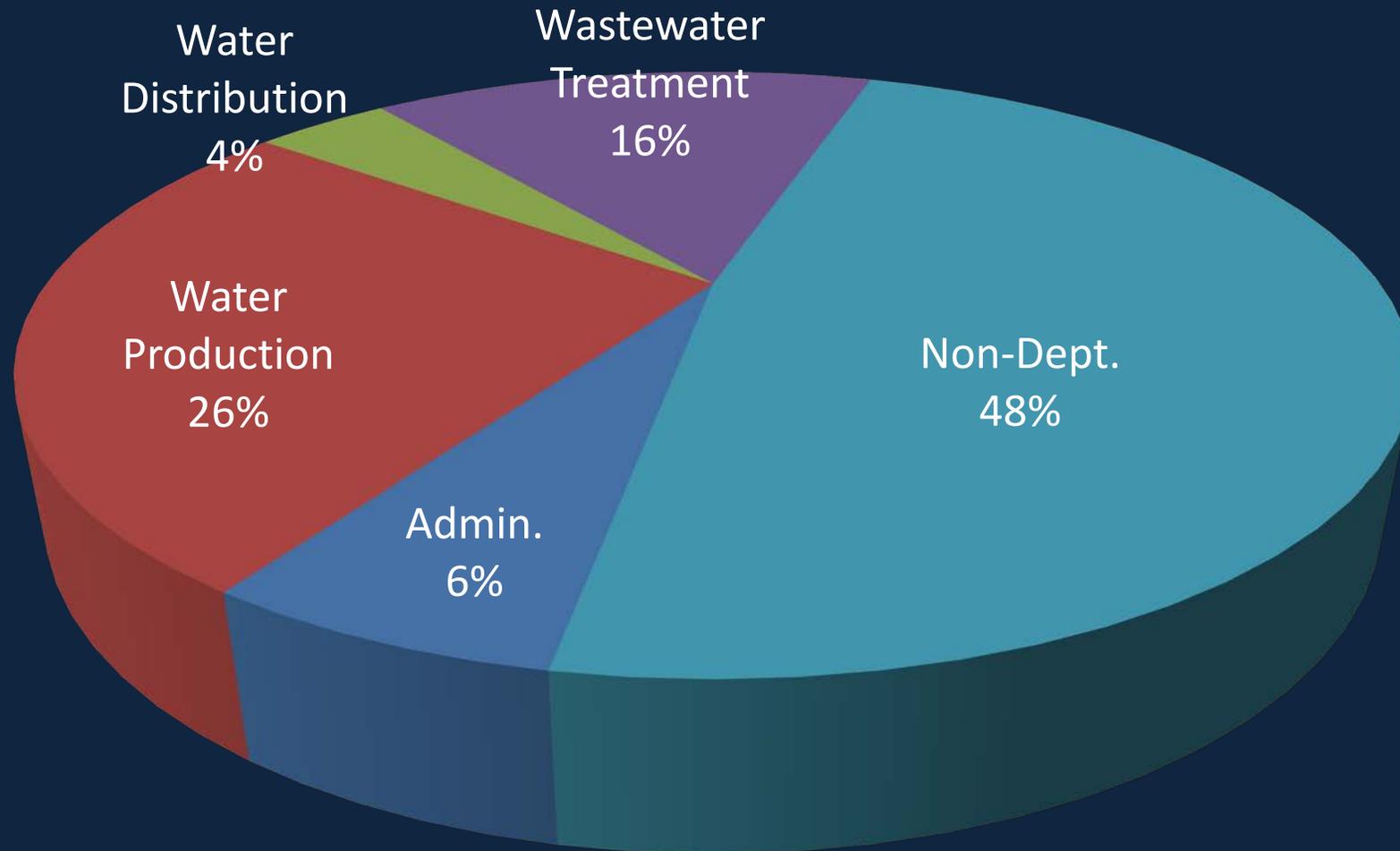


# Water & Sewer Revenues



**\$5,262,119 or 25%**

# Water & Sewer Expenses



**\$5,527,877 or 25.3%**

# Texas Star Golf Course

Key Performance Indicators through  
December 31, 2014

	<b>PYTD Actual</b>	<b>FYTD Budget</b>	<b>FYTD Actual</b>	<b>FYTD Variance</b>
Rounds	6,581	7,155	7,249	94
Green / Cart Average	\$50.92	\$53.96	\$52.22	(\$1.74)

# Texas Star Golf Course

## Income Statement through December 31, 2014

(in 000's)	FYTD Budget	FYTD Actual	FYTD Variance
Operating Revenues			
Golf Operations	503	475	(28)
F&B Operations	585	518	(67)
Total Operating Revenues	1,088	993	(95)
Operating Expenses	934	854	80
Net Operating Income	154	139	(15)
Debt / Capital	176	176	0
Net Income / Loss	(22)	(37)	(15)

# Texas Star Sports Complex

Income Statement through  
December 31, 2014

(in 000's)	FYTD Budget	FYTD Actual	FYTD Variance
Operating Revenues	263	253	(10)
Operating Expenses	248	233	15
Net Operating Income	15	20	5
Debt / Capital	41	41	0
Net Income / Loss	(26)	(21)	5

THE CITY OF  
EULESS

The logo features a light gray silhouette of the state of Texas. A red five-pointed star is positioned in the center of the state, representing the location of Euless. The words "THE CITY OF" are written in a purple, sans-serif font above the word "EULESS". The word "EULESS" is rendered in a large, purple, serif font with a white outline, and it is superimposed over the Texas map.

# Consent Agenda

3. Consider Renewal of RFP No. 003-12
4. Acknowledge Receipt of FY2014 Annual Investment Report
5. Consider Resolution No. 15-1453
6. Consider Approval of Revision to Fiscal Policies
7. Consider Resolution No. 15-1452
8. Consider Approval of City Council Minutes

# **Consider Renewal of RFP No. 003-12**

**One (1) year renewal for depository services with  
Frost National Bank.**

# **Acknowledge Receipt of FY2014 Annual Investment Report**

# **Consider Resolution No. 15-1453**

**Approving the Investment Policy for funds for  
the City of Euless.**

# Consider Approval of Revision to Fiscal Policies

# **Consider Resolution No. 15-1452**

**Supporting the adoption and implementation of  
a clean fleet policy.**

# **Consider Approval of City Council Minutes**

**Special Called Meeting of January 12, 2015**

**Regular Meeting of January 13, 2015**

# **Hold Public Hearing Regarding Planned Development 14-04-PD and Consider First and Final Reading of Ordinance No. 2053**

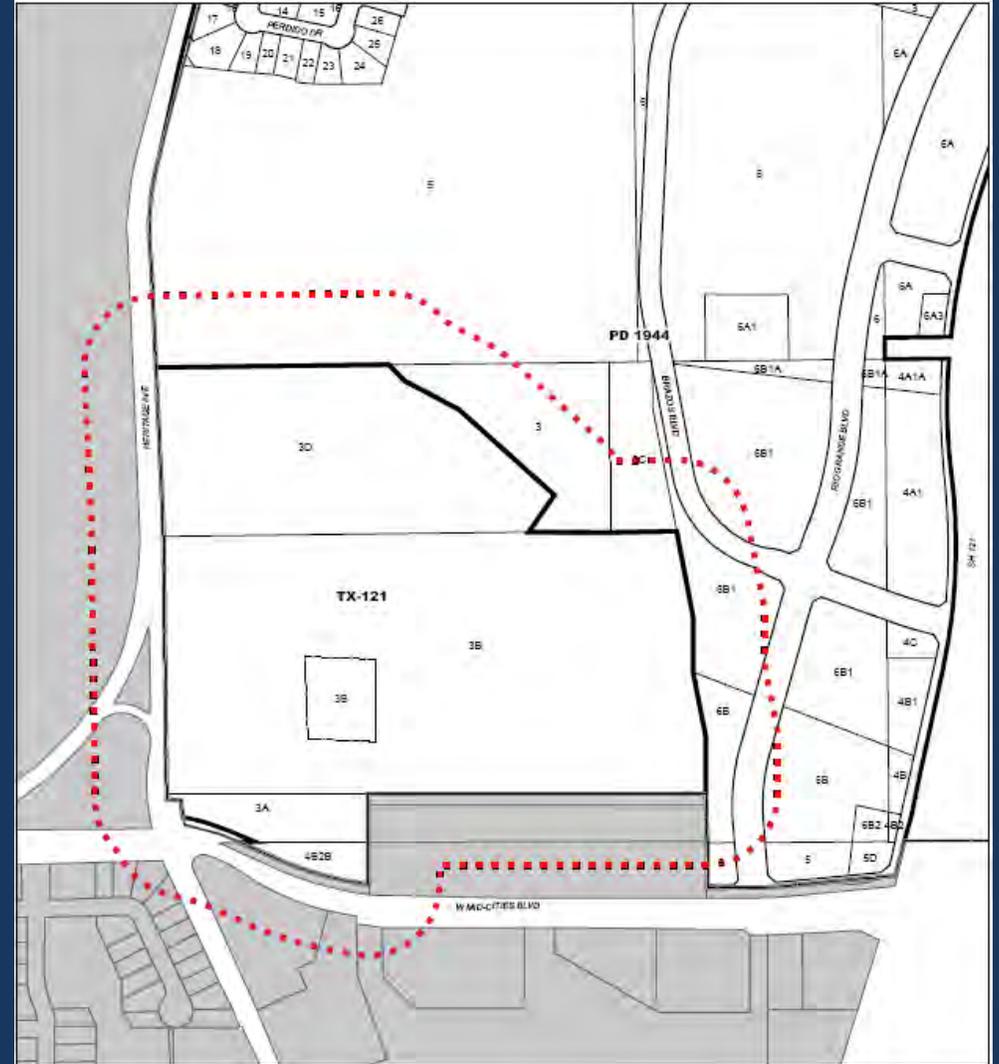
**Request for Planned Development to change the zoning of 37.158 acres of land located in the B.B.B. & C. Railroad Survey, Abstract No. 204, Tract 4B2B; J. Doss Survey, Abstract No. 441, Tracts 3A, 3B, and 3D, from Texas 121 Gateway District (TX-121) to Planned Development (PD) zoning district.**

# 14-04-PD Glade Parks South

- **37.158 acres on the northeast corner of Heritage Ave and Cheek-Sparger Road**
- **Zoned: (TX-121) SH 121 Gateway District to (PD) Planned Development for commercial and urban loft development.**
- **Request: Approval of Planned Development Zoning District.**

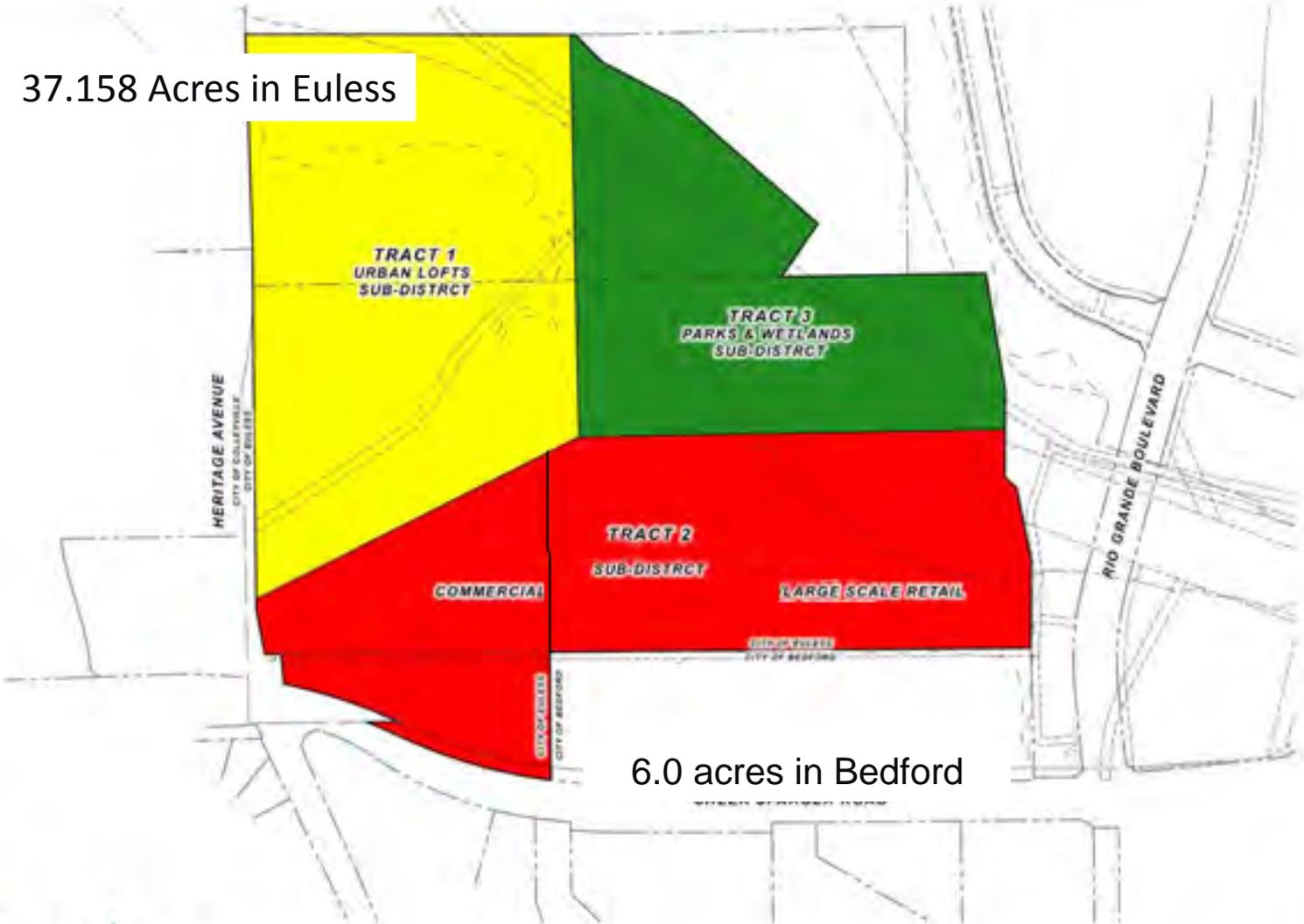


**Location Map**



**Zoning Map**

37.158 Acres in Euless



6.0 acres in Bedford

# Planned Development Ordinance

- Organized in the same template as the primary Glade Parks Development to the north.
- Land areas of primary uses (urban lofts, floodplain/open space and commercial / large scale retail) are separated into tracts and have similar design standards as Glade Parks
- Permitted use table similar to Glade Parks (less total number of permitted uses) – no gas well drilling would be allowed.

# Commercial / Large Retail

- Large retail defined in ordinance as greater than 25,000 SF – this would be greatest opportunity to achieve maximum economic potential.
- Commercial development – allows traditional strip center or out-parcel development.

# Urban Loft Residential

- **Permits up to 65 units to the acre.**
  - **Four story wrapped around structured parking.**
  - **Townhome component may be included in final design.**
  - **95% of all units are to be 1 or 2 bedroom. 5% to be 3 bedroom.**
- Market designed for upward mobile residents.**
- **Agreements to maintain property to specific standards – dedicated reserve funds for operating, maintenance, and replacement.**



EXHIBIT D

ARCHITECTURAL FEATURES-PRIMARY ENTRANCE





5  
4835-4138  
3135-3138  
3135-3138  
1135-1138



CLEARANCE 8'2"

FIRE LANE NO PARKING



FUTURE RESIDENT PARKING

CFG-6162

Handicapped Parking

RESERVED

# The Arboretum – Raleigh, NC



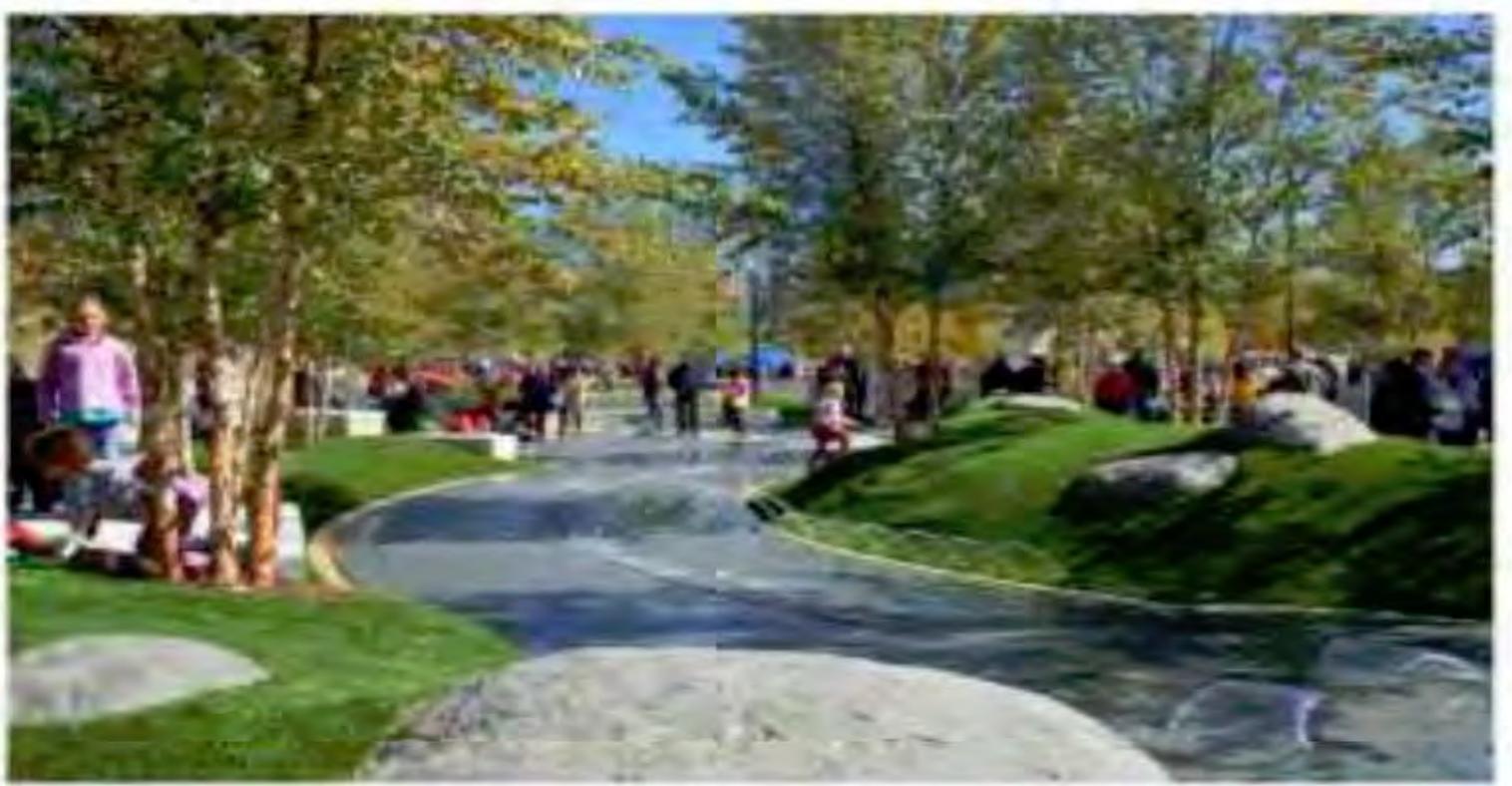


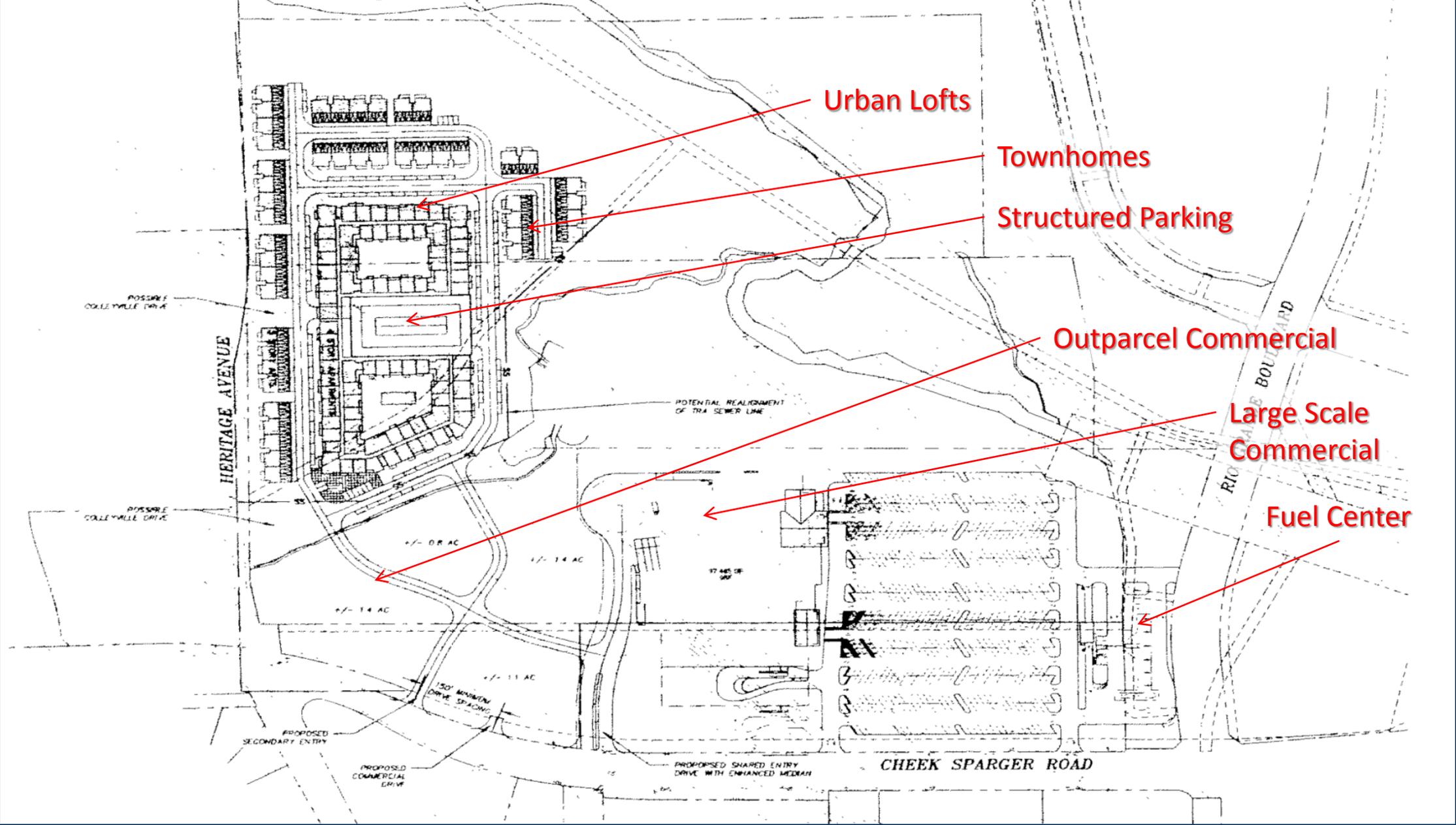












Conceptual Layout



# Glade Parks South

Planned Development 14-04-PD

Tonti Properties



**TONTI** PROPERTIES

# Company Background

- Family-owned
- Founded in 1955
- Headquartered in Dallas, TX
- Emphasis on quality, long term focus

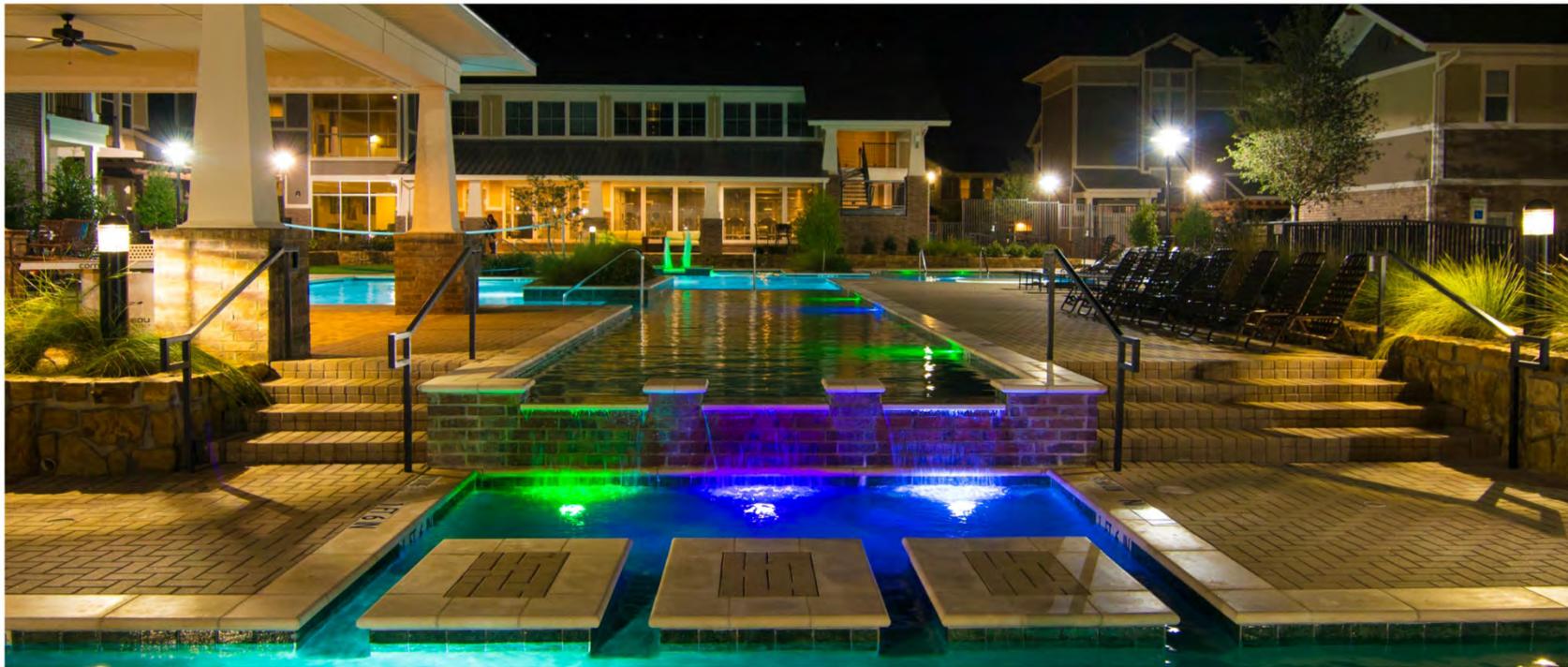




# Recent/Current Developments



# 1451 Student Living



# La Frontera Square



# Origin at Frisco Bridges



# Origin at Frisco Bridges



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# **Consider Resolution No. 15-1451**

**Calling a general election for the offices of City Council Members, Place 5 and Place 6 and authorizing a contract with Tarrant County to furnish election services and equipment.**

**Consider Approving Chapter 380  
Agreement by and Between the  
City of Euless and Glade Inline 1, LLC  
and Authorizing City Manager to  
Execute an Agreement**

**Consider Approving Second  
Amendment to Lease and Incentive  
Agreement by and Between Euless  
Development Corporation, the  
City of Euless and U.S. Concrete, Inc.,  
and its Subsidiary Redi Mix, LLC**

# Consider Extension of Contract for City Secretary

**Consider Acceptance of the  
Retirement of City Manager  
Gary McKamie**

# Consider Appointment of City Manager and Approval of City Manager's Contract

## **16. Public Comments**

## **17. Reports**

**City Attorney**

**City Manager**

**City Council**

**–Recent Events and Items of Community Interest**

## **18. Adjourn**

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