

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, January 13, 2015**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:00 p.m. on Tuesday, January 13, 2015, 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, Harry Zimmer and Perry Bynum. Council Member Tim Stinneford arrived at 4:13 p.m.

During the Precouncil meeting:

- Mayor Linda Martin welcomed and congratulated newly-elected Council Member Harry Zimmer.
- City Secretary Kim Sutter announced that Assistant to the City Secretary Holly Fimbres has accepted a position as Town Secretary for the Town of Trophy Club.
- City Manager Gary McKamie provided the following updates:
 - Introduced Elizabeth (Liz) Campbell, reporter for the Fort Worth Star-Telegram; and
 - Newly installed audio-visual equipment in the Council Chambers.
- City Manager McKamie introduced Patricia Ward, Director, Community Development and Housing Division, Tarrant County.

Ms. Ward provided a brief overview of the services provided through Tarrant County, including age restricted affordable housing funding and explained how points are awarded for proposed projects.

Deputy City Manager Loretta Getchell addressed the City Council regarding Resolution No. 15-1450 (Regular Agenda Item No. 10), and reviewed the conditions of the loan commitment.

- Director of Planning and Economic Development Mike Collins presented the Glade Parks South Planned Development update, specific to rezoning 37.158 acres located northeast of Heritage Avenue and Cheek-Sparger Road. The overall plan would consist of sub-districts for commercial, urban loft residential, and open space. Additionally, he advised that the proposed Planned Development will be presented for consideration at the January 27, 2015, City Council meeting.
- Texas Star Golf Course Superintendent Scott Boven provided the Texas Star update, including care and use of the newly resurfaced golf course greens in the cold weather conditions.
- Fleet and Facility Administrator Kyle McAdams provided the Clean Fleet Policy briefing related to updating standards adopted in 2006 and bringing them into compliance with current Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) standards. Additionally, he stated that

the proposed resolution will be presented for consideration at the January 27, 2015, City Council meeting.

- Finance Director Janina Jewell presented the financial update for the period ending November 30, 2014, and advised that car rental tax was down by three (3) percent when compared to the prior year for the same month, and was up by .8 percent when compared to the prior year to date. Additionally, she advised that sales tax collections were up by 8.27 percent when compared to the prior year for the same month, and up by 12.1 percent when compared to the prior year to date.
- Director of Public Works Hal Cranor presented the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is at 61.5 percent. He addressed the implementation of Stage 2 watering restrictions as well as the lifting of Stage 2 watering restrictions.

Discussion ensued regarding possible effects of implementing Stage 2 watering restrictions.

- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 5:56 p.m. for deliberation regarding the following:

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

- Rio Grande

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

- City Manager
- City Secretary

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 6:37 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 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
Assistant Police Chief Bob Freeman
Information Services Administrator Scott Joyce
Library Administrator Sherry Knight
Human Resources/Risk Administrator Carolyn Marshall
Fleet and Facility Administrator Kyle McAdams
Police Sergeant Brenda Alvarado
Firefighter II Irving Alvarado
Computer Support Specialist II Brett Bennett
Police Public Service Officer Bridgette Cannon
Police Lieutenant David S. Chaney
Senior Planner Stephen Cook
Police Corporal Rocky Fimbres
Police Captain Gary Landers
Human Resources Generalist I Anniece McKanna
Police Senior Officer Jermaine Montgomery
Police Lieutenant Wayne Pavlik
Human Resources Generalist II Connie Scott
Police Lieutenant Eric Starnes
Police Records Clerk Carla Voss
Police Lieutenant Brandon Zachary

VISITORS

Ronald Dunckel
Jervon Harris
Don Martin

Jason Reyes
Mary Beth Rhodes
Barney Snitz

Zella Stierwalt
Lori Tompkins
Johnathan Turner

INVOCATION

City Manager McKamie gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Harry Zimmer led the pledge of allegiance.

ITEM NO. 1. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION

City Attorney Wayne Olson administered the Oath of Office to Harry Zimmer, elected Council Member, Place 5, to a term expiring May 2015. Mayor Martin presented Mr. Zimmer with a Certificate of Election.

ITEM NO. 2. PRESENTATION OF EMPLOYEE OF THE YEAR

Human Resources/Risk Administrator Carolyn Marshall introduced Risk/HR Generalist II Connie Scott. Connie was accompanied by her son, Andres, and members of the Human Resources Department.

Mayor Martin presented Connie with a plaque commemorating her selection as Employee of the Year for 2014.

ITEM NO. 3. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Mike Brown introduced Police Records Clerk Carla Voss. Carla was accompanied by her friends, Steve and Angela, and members of the Police Department. Mayor Martin presented Carla with a service pin commemorating her five years of service with the City.

Police Chief Brown introduced Police Public Service Officer Bridgette Cannon. Bridgette was accompanied by members of the Police Department. Mayor Martin presented Bridgette with a service pin commemorating her 10 years of service with the City.

Police Chief Brown introduced Police Sergeant Brenda Alvarado. Brenda was accompanied by her husband, Irving, son, Brody, and members of the Police Department. Mayor Martin presented Brenda with a service pin commemorating her 15 years of service with the City.

Police Chief Brown introduced Police Senior Officer Jermaine Montgomery. Jermaine was accompanied by his wife, Jennifer, sons, Zander and Costen, and members of the Police Department. Mayor Martin presented Jermaine with a service pin commemorating his 15 years of service with the City.

CONSENT AGENDA (items 4 through 6)

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 4 through 6.

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 4. AWARDED BID NO. 001-15

Awarded Bid No. 001-15 for an annual contract for plant protectants and fertilizer for Parks and Texas Star Golf Course:

- 1) Winfield Solutions, 1221 Champion Circle #107, Carrollton, Texas – fungicide items #1, 2, and 3; Herbicide items #2, 4, 5, 6, 7, and 10; Insecticide item #1; and other item #2;
- 2) Harrell's, 1536 Hutton Drive, Dallas, Texas - Other item #3;
- 3) BWI Companies, Inc., 1418 Upfield Drive, Carrollton, Texas – Herbicide items #1, 3, and 8; Insecticide items #2, 3, and 4;
- 4) John Deere Landscapes, 1215 Brumlow Avenue, Southlake, Texas – Herbicide item #9; and
- 5) Turf & Soil Management, 1023 Horse Creek Road, Suite 1, Crowley, Texas – Other item #1.

Deputy City Manager Getchell stated that items were evaluated on an individual basis and were awarded to the lowest and/or the most responsive bidder. The estimated cost of \$103,502 falls below budget estimates, however; all pricing is based on per unit pricing and will be based on actual quantities ordered.

ITEM NO. 5. AUTHORIZED PURCHASE OF REPLACEMENT COMPUTERS

Authorized the purchase of replacement computers from Dell Computer Corporation, Round Rock, Texas, through the State of Texas purchasing contract, referenced as contract number DIR-SDD-1951.

Deputy City Manager Getchell stated that the estimated cost of \$77,500 was included in the approved FY15 annual replacement budget.

ITEM NO. 6. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of December 9, 2014, and the special called meeting of December 17, 2014.

REGULAR AGENDA

ITEM NO. 7. AUTHORIZED MAYOR TO EXECUTE CONVEYANCE DOCUMENTS

Deputy City Manager Loretta Getchell informed the City Council that property owner, Ruby-12 GladeRetail, LLC, is seeking to convey an approximate 1.3 acre tract of land to the City of Euless with no monetary compensation. The property is on the west side of Rio Grande Boulevard, south of Little Bear Creek and north of Cheek Sparger Road in the Glade Parks Development and would provide access to adjacent properties.

Mayor Pro Tem Eilenfeldt motioned to authorize the Mayor to execute conveyance documents for approximately 1.3 acres of land from Ruby-12 GladeRetail, LLC.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 8. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 14-11-CC

Director of Planning and Economic Development Mike Collins stated that Gilco Contracting, Inc. is seeking a Temporary Use Permit for a Portable Concrete Batch Plant for a period of approximately 60 days to pour streets and build sidewalks in the new Villas of Bear Creek subdivision.

Council Member Bynum motioned to approve Temporary Use Permit No. 14-11-CC for Gilco Contracting, Inc., Portable Concrete Batch Plant proposed to be located at the southeast corner of Midway Drive and Bear Creek Parkway for a period of approximately 60 days.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 9. HELD PUBLIC HEARING AND APPROVED RESOLUTION NO. 15-1449

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 Agenda Item No. 9 and Agenda Item No. 10 are related in that Gardner Capital Development Texas, LLC is seeking to develop a senior housing project in the City of Euless and will apply for a Federal Tax Credit through the Texas Department of Housing and Community Affairs (TDHCA). As part of the application process, an approved and adopted revitalization plan is required. The adopted plan can reasonably and practically be expected to revitalize the neighborhood by addressing such material factors that include: adverse environmental conditions; presence of inadequate infrastructure such as water and wastewater mains and service lines; presence of distressed individual properties such as

dilapidated buildings or non-conforming structures; and, lack of presence of social or recreational facilities such as Senior Centers.

Jervon Harris, representing Gardner Capital Development Texas, LLC, 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 7:27 p.m.

Council Member Stinneford motioned to Resolution No. 15-1449, creating a Revitalization Area and adopting Eules Revitalization Plan #1.

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 10. APPROVED RESOLUTION NO. 15-1450

Deputy City Manager Getchell informed the City Council that approval of the resolution would indicate support for a proposed age restricted senior affordable housing project by Gardner Capital Development, LLC; as well as support for submittal of an application to be made by Gardner Capital Texas Development, LLC to the TDHCA for 2015 Low Income Housing Tax Credit Program (LIHTC) funds; and commit City funds to the project in the form of a loan. The loan would be paid for by funds from the developer and backed by the project itself contingent on approval of the application for LIHTC funds with final approval for the disbursement of City funds by the City Attorney and the City's Bond Counsel.

Council Member Stinneford motioned to approve Resolution No. 15-1450, supporting age-restricted affordable senior housing, supporting submittal of an application by Gardner Capital Development Texas, LLC to Texas Department of Housing and Community Affairs for funding and committing local funds.

Council Member Tompkins seconded the motion.

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

Nays: Council Member Bynum

Mayor Martin declared the motion carried.

ITEM NO. 11. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2052

Director of Public Works Cranor presented the item to the City Council and stated that the Texas Department of Transportation (TxDOT) has requested that the existing speed limit along State Highway 121 be raised from the current limit of 60 mph to 65 mph. TxDOT has asked neighboring cities, Bedford and Grapevine, to raise the speed limit along their portions of the highway as well.

Council Member Price motioned to approve the first and final reading of Ordinance No. 2052, amending the City of Euless Code of Ordinances, Chapter 82, "Traffic and Motor Vehicles," Article III, "Operation of Vehicle," Section 82-62, "Same—on certain streets and portions of streets," by amending the speed limit on the portion of State Highway 121 through the City.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 12. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 13. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin announced several upcoming events:

- Water University – Vegetable Garden, a program taught by the Texas A&M AgriLife Research and Extension Center, Tuesday, January 20, 2015, 6:30 to 8:30 p.m., Simmons Center;
- Traditional Tongan Dance Performance, Tuesday, January 20, 2015, 7:00 p.m., Mary Lib Saleh Euless Public Library;
- Town Hall meeting, Thursday, January 22, 2015, 7:00 p.m., Euless City Hall

ITEM NO. 14. ADJOURN

Mayor Martin adjourned the meeting at 7:32 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary