

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, June 23, 2015**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:01 p.m. on Tuesday, June 23, 2015, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Mayor Pro Tem Tim Stinneford, Council Members Jeremy Tompkins, Linda Eilenfeldt, Harry Zimmer, and Perry Bynum. Council Member Eddie Price was not present due to a scheduled absence.

During the Precouncil meeting:

- City Manager Loretta Getchell discussed several upcoming events:
 - Capital Improvement Projects meeting, 5:30 p.m., Thursday, June 25, 2015;
 - Seasons of Sounds Storyteller's Music featuring Mike Brown and Verlon Thompson, Leon Hogg Amphitheater, 6:00 p.m., Saturday, June 27, 2015;
 - Texas Department of Transportation (TxDOT) High Performance Rail Service Open House, Heritage Senior Center, Irving, Texas, 3:30 to 7:30 p.m., Tuesday, June 30, 2015;
 - Corporal Michael Duff retirement reception.

Additionally, she advised that the previously approved purchase of a property at 903 Cresthaven Drive has been finalized.

- Director of Public Works Hal Cranor advised that Brazos Boulevard near Rio Grande Boulevard is currently closed due to road pavement and sidewalk repairs.
- Marketing/Communications Manager Betsy Deck provided details of the Mayors Hunger Challenge Food Drive underway through Saturday, July 4, 2015, with drop-off locations at the Mary Lib Saleh Euless Public Library, the Euless Aquatic Park, and the Recreation Center.
- Director of Planning and Economic Development Mike Collins advised that the Mary Lib Saleh Euless Public Library will host a TxDOT public hearing regarding construction of the Harwood Road extension (SH 360 to Rental Car Drive), 6:00 to 8:00 p.m., Thursday, July 30, 2015.
- Director of Planning and Economic Development Collins introduced David Sparrow, Southgate Constructors to discuss the Midtown Express Aesthetics Concept.

Mr. Sparrow introduced Selma Stockstill and Matt Sanman, Southgate Constructors, and David Leavell, TxDOT, and presented the Midtown Express Aesthetics Concept including sound walls and themed corridors, which represents the evolution of transportation.

Discussion ensued regarding how color palettes were chosen and possible inclusion of city logos.

- Captain Gary Landers introduced National Weather Service Chief Meteorologist Tom Bradshaw.

Mr. Bradshaw discussed the StormReady Recognition Award that Euless is receiving and thanked Lieutenant Joe Kraft for his work in obtaining recognition for the City of Euless.

- Finance Director Janina Jewell presented information regarding Regular Agenda Items 11 through 14 related to the issuance of Waterworks and Sewer System Revenue Bonds and loan forgiveness agreements. Ms. Jewell introduced First Southwest Senior Vice President Jason Hughes.

Mr. Hughes discussed interest rates and the terms of the bonds.

Discussion ensued regarding how the Municipal Market Data index (MMD) is calculated.

- Director of Planning and Economic Development Collins presented the development update including commercial and residential development.
- Library Administrator Sherry Knight presented the Summer Reading Challenge update and stated that the theme for this year is "Every Hero Has a Story." The challenge runs from May 29, 2015 to August 1, 2015, and the goal is for participants to read for 1,000 minutes.
- City Manager Getchell provided an update regarding the StarCenter Concessionaire.
- Finance Director Jewell presented the financial update for the eight month period ending May 31, 2015.
- City Manager Getchell reviewed the regular agenda.

Discussion ensued regarding the daytime curfew portion of the juvenile curfew ordinance.

CLOSED SESSION

The City Council convened into closed session at 6:48 p.m. for deliberation regarding the following:

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 6:56 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules City Council continued their meeting in the Council Chambers at 7:00 p.m. for consideration of scheduled items.

STAFF MEMBERS PRESENT

- City Manager Loretta Getchell
- Deputy City Manager Bob Freeman
- Assistant City Manager Chris Barker
- City Attorney Wayne Olson
- City Secretary Kim Sutter
- Deputy City Secretary Lindsay Wells
- Police Chief Mike Brown
- Director of Planning and Economic Development Mike Collins
- Assistant Director of Public Works James Whitt
- Finance Director Janina Jewell
- Director of Parks and Community Services Ray McDonald
- Fire Chief Wes Rhodes
- Marketing/Communications Manager Betsy Deck
- Information Services Administrator Scott Joyce
- Library Administrator Sherry Knight
- Fleet and Facility Administrator Kyle McAdams

VISITORS

- | | | |
|-----------------|------------------|----------------|
| Noah Boydston | Dena Landers | Barney Snitz |
| Sherri Browning | Jennifer Landers | Peggy Vandiver |
| Lisa Bynum | Lauren Landers | Kirk Wilson |
| Brenda Cole | Amanda Mata | Mavy Wright |
| Wilson Cole | Cathy Pruitt | |
| Shirley Daily | Tom Purvis | |

INVOCATION

Assistant City Manager Chris Barker gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Perry Bynum led the pledge of allegiance.

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

Police Chief Mike Brown introduced Sergeant Mark Harris. Mark was accompanied by his wife, Stephanie, sons, Camden and Cade, and members of the Police Department.

Mayor Martin presented Mark with a plaque and certificate commemorating his selection as employee of the month for July 2015.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Mike Brown introduced Dispatcher Cathy Pruitt. Cathy was accompanied by members of the Police Department. Mayor Martin presented Cathy with a service pin commemorating her 10 years of service with the City.

Police Chief Mike Brown introduced Corporal Scott Gilley. Scott was accompanied by his wife, Angie, and members of the Police Department. Mayor Martin presented Scott with a service pin commemorating his 20 years of service with the City.

Police Chief Mike Brown introduced Captain Gary Landers. Gary was accompanied by his wife, Jennifer, daughter, Lauren, mother, Dena, and father, Gary, and members of the Police Department. Mayor Martin presented Gary with a service pin and clock commemorating his 25 years of service with the City.

ITEM NO. 3. PRESENTATION OF AMERICAN HEART ASSOCIATION MISSION LIFELINE AWARD

Mayor Martin presented the Mission: Lifeline® EMS – Bronze Achievement Award Agency to Fire Chief Wes Rhodes.

Assistant Fire Chief Jeff Morris advised the City Council of the criteria for the award.

ITEM NO. 4. PRESENTATION OF STORMREADY RECOGNITION CERTIFICATE

National Weather Service Chief Meteorologist Tom Bradshaw presented the StormReady Community Award to Police Chief Mike Brown. Euless is one of 88 communities in Texas who have achieved this recognition.

ITEM NO. 5. PRESENTATION OF DISTINGUISHED BUDGET PRESENTATION AWARD

Finance Director Jewell announced that the Government Finance Officers Association has awarded the City of Euless the Certificate of Recognition for Budget Preparation which is awarded to those who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award.

Finance Director Jewell stated that this is the 24th consecutive year the City has received the award which is looked upon favorably by other communities. The award recognizes that the budget document is understandable to the community, acts as a planning document and as a guide into the new budget year for staff. She acknowledged the directors and administrators for their assistance in the budget preparation process.

CONSENT AGENDA

Mayor Martin asked Assistant City Manager Chris Barker to read each item into the record.

Mayor Pro Tem Stinneford motioned to approve the consent agenda items number 6 through 10.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 6. RATIFIED CITY MANAGER ACTION TO PROCEED WITH EMERGENCY REPAIRS TO CITY PROPERTY LOCATED ALONG HURRICANE CREEK

Recent storm events resulted in the need for the City Manager to authorize the expenditure of City funds for emergency repairs to City property located along Hurricane Creek at Texas Star Golf Course. In accordance with state law as well as city purchasing policies, the emergency procurement of the work was necessary to preserve the property of the municipality and was due to unforeseen damage to City property. The vendor is Knight Erosion Control, Inc., 1222 Corporate Drive W #F, Arlington, Texas. The estimated expenditure is \$71,602.

ITEM NO. 7. RENEWED BID NO. 011-14

Renewed Bid No. 011-14 for the annual contract for concrete repairs to TJ Concrete, 3325 Panola Avenue, Fort Worth, Texas. The contract provides for various types of concrete work including flat work, curb and gutter, Americans with Disabilities Act (ADA) ramps, driveways and drive approaches. The original contract was awarded in June 2014 with an initial term of one year with an option for four one year renewals. This is the first renewal and the estimated annual expenditure is \$200,000.

ITEM NO. 8. AWARDED RFP NO. 005-15

Awarded RFP No. 005-15 for independent audit services to Weaver, LLP, 2821 West 7th Street #700, Fort Worth, Texas for Fiscal Years 2015 through 2017 with an option to extend the contract for two additional years. The estimated expenditure is \$71,000.

ITEM NO. 9. APPROVED RESOLUTION NO. 15-1462

Approved the Tarrant County Hazard Mitigation Action Plan June 2015 in accordance with the Disaster Mitigation Act of 2000. The Federal Emergency Management Agency (FEMA) required cities to develop and adopt a strategy for mitigation of local hazards that might occur. Euless, in cooperation with the North Central Texas Council of Governments (NCTCOG) and Tarrant County developed the Tarrant County Hazard Mitigation Plan which has been tentatively accepted by FEMA and the state pending adoption and approval by the governing bodies.

ITEM NO. 10. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the special called meeting of June 8, 2015, and the regular meeting of June 9, 2015.

REGULAR AGENDA

ITEM NO. 11. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2075

Finance Director Janina Jewell stated that proceeds from the sale of the bonds will be used for the construction, acquisition, purchase, renovation, enlargement, equipment and improvement of waterworks system properties and facilities and paying the costs of issuance, specifically to provide funding for the approved Capital Improvement Project WT1402 Fixed Base Meter Reading and Water Meter Change Out project.

The issuance of these bonds are based on the City's application for financial assistance from the Texas Water Development Board (TWDB) in June 2014 and the TWDB's commitment in November 2014 to provide the City financial assistance in the amount of \$5,493,050 from the Drinking Water State Revolving Fund (DWSRF) through the proposed purchase of \$4,685,000 in City of Euless Waterworks and Sewer System Revenue Bonds and \$808,050 in loan forgiveness by the TWDB. Bonds through TWDB's DWSRF are at a reduced rate from the regular bond market.

Council Member Bynum motioned to approve the first and final reading of Ordinance No. 2075, authorizing the issuance of "City of Euless, Texas, Waterworks and Sewer System Revenue Bonds, Series 2015A"

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 12. APPROVED RESOLUTION NO. 15-1463

Finance Director Jewell advised that Resolution No. 15-1463 authorizes the agreement with the Texas Water Development Board (TWDB) for their loan forgiveness commitment made in November 2014 to provide the City financial assistance in the amount of \$5,493,050 from the Drinking Water State Revolving Fund (DWSRF) through the purchase of \$4,685,000 in City of Euless Waterworks and Sewer System Revenue Bonds and \$808,050 in loan forgiveness by the TWDB for the City's approved Capital Improvement Project WT1402 Fixed Based Meter Reading and Water Meter Change Out project.

Mayor Pro Tem Stinneford motioned to approve Resolution No. 15-1463, authorizing execution of a loan forgiveness agreement with the Texas Water Development Board and escrow agreement related to "City of Euless, Texas, Waterworks and Sewer System Revenue Bonds, Series 2015A."

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 13. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2076

Finance Director Jewell stated that proceeds from the sale of the bonds will be used for the construction, acquisition, purchase, renovation, enlargement, equipment and improvement of wastewater system properties and facilities, including the acquisition of land and right-of-way and the costs of issuance. Specifically to provide funding for the approved Capital Improvement Project WW1201 Reclaimed Water Line Extension project, Phase 2 of the Bear Creek Reclaimed Water System Expansion.

The issuance of these bonds are based on the City's application for financial assistance from the Texas Water Development Board (TWDB) in August 2014 and amended in October 2014 and the TWDB's commitment in December 2014 to provide the City financial assistance in the amount of \$2,755,300 from the Clean Water State Revolving Fund (CWSRF) through the proposed purchase of \$2,380,000 in City of Euless Waterworks and Sewer System Revenue Bonds and \$375,300 in loan forgiveness by the TWDB. Bonds through TWDB's CWSRF are at a reduced rate from the regular bond market.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2076, authorizing the issuance of "City of Euless, Texas, Waterworks and Sewer System Revenue Bonds, Series 2015B."

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. APPROVED RESOLUTION NO. 15-1464

Finance Director Jewell advised that Resolution No. 15-1463 authorizes the agreement with the Texas Water Development Board (TWDB) for their loan forgiveness commitment made in December 2014 to provide the City financial assistance in the amount of \$2,755,300 from

the Clean Water State Revolving Fund (CWSRF) through the purchase of \$2,380,000 in City of Euless Waterworks and Sewer System Revenue Bonds and \$375,300 in loan forgiveness by the TWDB for the City's approved Capital Improvement Project WW1201 Reclaimed Water Line Extension project, Phase 2 of the Bear Creek Reclaimed Water System Expansion.

Council Member Bynum motioned to approve Resolution No. 15-1464, authorizing execution of the loan forgiveness agreement with the Texas Water Development Board and an escrow agreement related to "City of Euless, Texas, Waterworks and Sewer System Revenue Bonds, Series 2015B."

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 15. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2069

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

Police Chief Brown advised the City Council that the City adopted a juvenile curfew ordinance (Ordinance No. 1144) in 1994. State law requires such ordinances to be reviewed and renewed every three years and the ordinance will expire automatically on July 12, 2015, if not renewed. The last renewal took place in 2012 and a daytime curfew provision was added to the ordinance in 2012 as well.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the item. Seeing none, the public hearing was closed at 7:36 p.m.

Mayor Martin advised that Council Member Eddie Price was not able to attend the meeting and requested a prepared statement expressing his opposition to the inclusion of a daytime curfew provision be included in the record.

Mayor Pro Tem Stinneford motioned to approve the first and final reading of Ordinance No. 2069, extending the current juvenile curfew ordinance for an additional three years with an amendment to strike the section regarding daytime curfew hours.

Council Member Bynum seconded the motion.

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

Nays: Mayor Martin, Council Members Eilenfeldt and Zimmer

Mayor Martin declared the motion failed.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2069, extending the current juvenile curfew ordinance for an additional three years.

Council Member Tompkins seconded the motion.

Ayes: Mayor Martin, Council Members Tompkins, Eilenfeldt, and Zimmer

Nays: Mayor Pro Tem Stinneford and Council Member Bynum

Mayor Martin declared the motion passed.

Ordinance No. 2069 will require a second reading on August 11, 2015, due to the lack of five affirmative votes as required by Article II, Section 11 of the Eules Home Rule Charter.

Secretary's Note: (Discussion of this Agenda Item resumed at 8:40 p.m.)

City Attorney Wayne Olson clarified that the current curfew ordinance will expire on July 12, 2015, and stated that since the City Charter requires five affirmative votes on all ordinances to be approved on the first reading the juvenile curfew regulations will be suspended until a second reading can be completed. He further explained that if the City Council were interested in reconsidering the ordinance at this meeting, a motion and vote could be made to reopen the discussion.

Mayor Pro Tem Stinneford made a motion to reconsider Agenda Item #15.

Council Member Eilenfeldt seconded the motion.

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

Nays: Mayor Martin

Mayor Martin declared the motion passed.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2069, extending the current juvenile curfew ordinance for an additional three years.

Council Member Zimmer seconded the motion.

Council Member Bynum expressed his opposition to the daytime curfew provision and sought clarification that amendments can be made to the ordinance at a later date.

City Manager Getchell confirmed that amendments can be made at any time once approved.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 16. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2074

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

Police Chief Brown stated that Ordinance No. 2074 amends Chapter 90 of the City of Euless Code of Ordinances, Chapter 90, by amending the ordinance to allow a towing company to become an agent for a property owner. The agent must be designated by written agreement with the owner to approve the towing of vehicles from the owner's property.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the item. Seeing none, the public hearing was closed at 7:41 p.m.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2074, amending the City of Euless Code of Ordinances, Chapter 90, "Vehicles for Hire," Article IV, "Tow Trucks and Nonconsent Tows," Section 90-93, "Towing Without Specific Authority Prohibited."

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 17. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-03-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2070

Mayor Martin opened the public hearing at 7:42 p.m.

Director of Planning and Economic Development Mike Collins presented the item to the City Council and stated that in a joint development project, Gardner Capital and Bloomfield Homes propose a Planned Development zoning district which would allow for the development of three distinct sub-districts: age-restricted, senior multi-family development; single family detached housing; and commercial development/single-family detached housing. The currently undeveloped, vacant property is located on the south side of East Euless Boulevard between Cullum Drive and Dickey Drive. The proposed Planned Development establishes a set of design standards for each of the sub-districts. Additionally, the Planning and Zoning Commission held a public hearing on June 2, 2015, and recommended approval of the Planned Development by a vote of 7-0-0.

Gardner Capital Vice President Jervon Harris was present to address any questions.

Jervon Harris, 4801 Woodway Drive, Suite 300E, Houston, Texas, thanked the City Council for their consideration and stated that they look forward to being a part of the community. Additionally, he thanked City Manager Getchell, Assistant City Manager Barker, Director of Planning and Economic Development Collins, and Senior Planner Stephen Cook for their efforts.

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 7:51 p.m.

Council Member Bynum inquired about a proposed park in the development plans and about Gardner Capital's commitment to maintain ownership of the property.

Director of Planning and Economic Development Collins confirmed that a city park remains part of the plan.

Mr. Harris responded that Gardner Capital's portfolio includes many properties that they have developed and have continued to own for 15 and 20 plus years.

Mayor Pro Tem Stinneford motioned to approve the first and final reading of Ordinance No. 2070, a request for a Planned Development to change the zoning on 14.194 acres of land located in the A.J. Huitt Survey, Abstract No. 709, from Texas Highway 10 multi-use zoning district (TX-10) to Planned Development zoning district (PD).

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 18. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-05-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2071

Mayor Martin opened the public hearing at 7:54 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that in September 2014, the City Council approved a Planned Development for Bloomfield Homes to develop a single family residential development in the 200 block of East Whitener Road. In the engineering design phase of the development, it was determined that the previous lot configuration would need to be modified in order to accommodate stormwater drainage and not negatively impact properties downstream from this site. Therefore, the developer has brought forward a revision to the Planned Development which reconfigures the lots and creates an open space lot at the southern end. The developer intends to construct a 19 lot single-family detached subdivision. The proposed Planned Development zoning district will establish architectural design standards for the project as was previously approved. The only change to the Planned Development is

the lot layout. Additionally, the Planning and Zoning Commission held a public hearing on June 2, 2015, and recommended approval of the Planned Development by a vote of 7-0-0.

Don Dykstra representing Bloomfield Homes, 1050 East Highway 114, Southlake, Texas, 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 7:56 p.m.

Council Member Bynum stated that Mr. Dykstra went door to door to existing neighbors close to the development to speak with them and made a commitment to being good neighbors and thanked him for that deed.

Council Member Eilenfeldt seconded Council Member Bynum's statement.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2071, a request for a Planned Development to change the zoning on 3.282 acres of land located out of the J.E. Whitener Estate, Block 2, Lots 31 and 32; 200 block of E. Whitener Road from Planned Development zoning district (PD) to Planned Development (PD) zoning to allow single family residential.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 19. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-06-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2072

Mayor Martin opened the public hearing at 7:59 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the proposed Planned Development will change the zoning of approximately 57 acres located east of Industrial Boulevard, north of West Euless Boulevard, and south of West Airport Freeway. The applicant for this Planned Development has or is acquiring the three apartment complexes currently on the property as well as the vacant undeveloped land. The proposed mixed use Planned Development will allow for a variety of commercial uses including restaurant and retail development and housing densities and types including villas, townhomes, cluster housing, urban lofts and assisted living.

The property contains a significant amount of floodplain areas, which has reduced the number of acres that can be developed. Mitigation of the floodplain will include landscaped bioswales designed to capture and slow water filtration through the site as well as retention

areas intended to maintain water levels year round. While providing a necessary stormwater management function, the drainage system will be established as water detention areas and designed as manicured landscape and visual amenities within the commercial and residential development. Individual site plans will be required for each of the different housing types, as well as for the commercial development and the assisted living. Additionally, the Planning and Zoning Commission held a public hearing on June 2, 2015, and recommended approval of the Planned Development by a vote of 7-0-0.

Council Member Tompkins inquired as to whether the bioswale is always water based or if it will be grass or rock and are the ponds designed to be overflowing during rains.

David Kalhoefer, 2595 Dallas Parkway, Frisco, Texas, stated that the bioswale will be grass and explained that they will be designed to keep ponds at a constant level and as an amenity.

Council Member Bynum inquired about water flow as it pertains to mosquito infestations, and Mr. Kalhoefer confirmed that water would move most of the time to discourage mosquito growth.

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 8:12 p.m.

Council Member Zimmer motioned to approve the first and final reading of Ordinance No. 2072, a request for a Planned Development to change the zoning on 56.884 acres of land located in the A.J. Huitt Survey, Abstract 684 from Planned Development (PD), Community Business District (C-2) and Texas Highway 10 multi-use zoning district (TX-10) to Planned Development zoning district (PD).

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 20. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-07-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2073

Mayor Martin opened the public hearing at 8:15 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Glade Parks Lifestyle, LLC, is requesting approval of an amendment to the Planned Development (PD) zoning district which modifies the last PD ordinance approved for the overall Glade Parks development in 2012. Flanked on either side by retail and entertainment uses, this central focal point of the development has been called the Lifestyle Center since the approval of the original Planned Development zoning

district. This modification would establish a generalized building layout for the Lifestyle Center, create a central public plaza for the development as a pedestrian gathering place, and provide new design elevations for the future commercial buildings that will be constructed along the public plaza. The modification will also include the development of a structured parking facility that will provide parking to the general public. Additionally, the Planning and Zoning Commission held a public hearing on June 2, 2015, and recommended approval of the Planned Development by a vote of 7-0-0.

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 8:21 p.m.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2073, a request for a Planned Development to change the zoning on 12.457 acres of land located in the J. Havens Survey, Abstract No. 685, from Planned Development (PD) to Planned Development zoning district (PD).

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 21. APPROVED SITE PLAN NO. 15-05-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the Glade Parks Lifestyle Center/Public Plaza will be the entertainment center of the Glade Parks Development and will include a mix of specialty retail, restaurants and office space, as well as a multi-level parking garage available to the public. A total of twelve buildings will be constructed ranging from a single story to a maximum of three stories, the buildings will feature storefront retail, pedestrian friendly sidewalks with street trees, and access from multiple directions. Additionally, the Planning and Zoning Commission held a public hearing on June 16, 2015, and recommended approval of the Planned Development by a vote of 5-0-0.

Zach Knutson, representing Glade Lifestyle, LLC, was present to address any questions.

Mayor Pro Tem Stinneford inquired about how deliveries will be made to larger stores.

Mr. Knutson, 6723 Weaver Road, Suite 108, Rockford, Illinois, stated that lanes have been provided for the smaller retail stores and larger users will have depressed docks for deliveries.

Mayor Pro Tem Stinneford motioned to approve Site Plan No. 15-05-SP for commercial development proposed to be located on 12.457 acres out of the J. Havens Survey, Abstract No. 685, 2600 block of Rio Grande Boulevard.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 22. APPROVED CHAPTER 380 AGREEMENT BY AND BETWEEN THE CITY OF EULESS AND GLADE LIFESTYLE, LLC, AND THE BOARD OF DIRECTORS OF TAX INCREMENT ZONE NUMBER THREE AND AUTHORIZED CITY MANAGER TO EXECUTE AN AGREEMENT

Mayor Pro Tem Stinneford motioned to approve a Chapter 380 agreement by and between the City of Euless and Glade Lifestyle, LLC, and the Board of Director of Tax Increment Zone Number Three and authorize the City Manager to execute an agreement.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 23. APPROVED SITE PLAN NO. 15-04-SP

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the owners of the property at 701 South Industrial Boulevard intend to develop approximately 1.225 acres at the northwest corner of the property in order to construct a new retail center with spaces for lease. The proposed building will be a 10,104 square foot building with Dunkin Donuts as the primary tenant occupying the northern 2,514 square feet. Additionally, the Planning and Zoning Commission held a public hearing on June 2, 2015, and recommended approval of the Planned Development by a vote of 7-0-0.

Council Member Bynum motioned to approve Site Plan No. 15-04-SP for commercial development proposed to be located on Puente Del Oeste Addition, Lot 5R1, 701 South Industrial Boulevard.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 24. PUBLIC COMMENTS

Laura Jenkins, 8101 Canyon Oak Drive, North Richland Hills, spoke about her son, Roy Adams, Jr., who was arrested in 2004 for intoxication manslaughter in the death of a Grapevine police officer and was convicted in 2005. She expressed her concerns about the investigation by the Euless Police Department and the actions of the Tarrant County District Attorney at the time of her son’s trial.

ITEM NO. 25. REPORTS

City Manager

City Manager Getchell thanked the City Council for their reconsideration of the juvenile curfew ordinance.

City Attorney

No report given.

City Council

Mayor Martin announced the Seasons of Sounds Storyteller’s Music concert featuring Police Chief Mike Brown and Verlon Thompson at the Leon Hogg Amphitheater, 6:00 p.m., Saturday, June 27, 2015.

Mayor Martin announced that the next City Council meeting will be held Tuesday, August 11, 2015, in the Council Chambers at City Hall.

ITEM NO. 26. ADJOURN

Mayor Martin adjourned the meeting at 8:56 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary