

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, August 11, 2015**

A regular meeting of the Eules City Council was called to order by Mayor Pro Tem Tim Stinneford at 4:30 p.m. on Tuesday, August 11, 2015, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Council Members Jeremy Tompkins, Eddie Price, Linda Eilenfeldt, Harry Zimmer, and Perry Bynum. Mayor Linda Martin arrived at 4:43 p.m. after attending the Dick's Sporting Goods Grand Opening ceremony and ribbon cutting.

During the Precouncil meeting:

- Council Member Linda Eilenfeldt commended the City's first responders regarding a Silver Alert for a senior citizen on July 2, 2015.
- Council Member Jeremy Tompkins stated that the dedication ceremony for Julia Wakeley at the Parks at Texas Star Walk of Champions held on Saturday, August 1, 2015, was wonderful and was glad to see so many attendees. He also stated that the recent budget worksessions were constructive as well.
- Council Member Perry Bynum stated that the new veterinarian on the Animal Shelter Advisory Board, Dr. Susan Read, is an excellent addition to the board.
- City Secretary Kim Sutter announced the opening of several stores in the Glade Parks development:
  - Five Below, Friday, August 7, 2015;
  - Kirkland's ribbon cutting, Saturday, August 8, 2015;
  - Dick's Sporting Goods ribbon cutting, Tuesday, August 11, 2015;
  - HomeGoods, Sunday, August 16, 2015;
  - Michael's ribbon cutting, Sunday, August 16, 2015.
- Code Enforcement Inspector James Patterson presented the Code update and advised of health inspections, food safety, and property maintenance.

Discussion ensued regarding food trucks and sales tax.

- Fire Chief Wes Rhodes presented the Fire Department update for the year through July 31, 2015, including response times, calls for service, training, and types of calls.

Assistant Chief Jeff Morris provided additional information related to the common types of medical calls in the City and how traumatic injuries are treated.

Discussion ensued regarding new medical protocols in use.

- Director of Public Works and Engineering Hal Cranor presented the quarterly Public Works update and provided information on inspections for several new developments.

Discussion ensued regarding tree clearing in home developments.

- Director of Finance Janina Jewell provided the financial update for the month ending July 31, 2015, as well as distributed an update to the proposed FY 2015-2016 budget.
- Assistant City Manager Chris Barker provided the communications tower update and stated that a company has approached the City and is requesting tower access in the City. He advised that the current location for providers is full and outlined a proposed solution which would require the replacement of the current tower located on city property on Ector Drive.

Discussion ensued regarding tower specifications and costs of construction.

- City Manager Getchell reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:32 p.m. for deliberation regarding the following:

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

- Westpark Way

Personnel matters as authorized by Section 551.074 related to:

- Crime Control and Prevention District Board

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 6:52 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 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  
 Director of Public Works and Engineering Hal Cranor  
 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**

Alex Alvarado	Eddie Gaither	Betty Priddy
Patricia Brown	Yvonne Garcia	Irma Reyes
Sherri Browning	Jessica Gracia	Jason Reyes
Lisa Bynum	Don Horton	Shonda Schaefer
Linda Collins	Jennifer Jayroe	Barney Snitz
Cliff Courtney	Kenneth Johnson	Lori Tompkins
Kathy Courtney	Aaron Lindeman	Peggy Vandiver
Shirley Daily	Molly Maddux	Mavy Wright
Darl Easton	David Mowers	

**INVOCATION**

Council Member Eddie Price gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Linda Eilenfeldt led the pledge of allegiance.

**ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR AUGUST**

Police Chief Mike Brown introduced Public Service Officer Chris Courtney. Chris was accompanied by his mother, Kathy, father, Cliff, and friend, Marcella, and members of the Police Department.

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

**ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS**

Library Administrator Sherry Knight introduced Librarian Assistant Carolyn Edge. Carolyn was accompanied by her husband, Jerry, daughter, Jessica, son-in-law, Jim, and granddaughter, June, and members of the Library Department. Mayor Martin presented Carolyn with a service pin commemorating her 10 years of service with the City.

Fire Chief Wes Rhodes introduced Driver/Engineer Chris Sutterfield. Chris was accompanied by his wife, Ashley, and members of the Fire Department. Mayor Martin presented Chris with a service pin commemorating his 10 years of service with the City.

Fire Chief Wes Rhodes introduced Assistant Chief Jeff Morris. Jeff was accompanied by his wife, Cindy, and members of the Fire Department. Mayor Martin presented Jeff with a service pin commemorating his 15 years of service with the City.

### **ITEM NO. 3. PRESENTATION OF PROCLAMATION**

Mayor Martin presented a proclamation to Barbara Collier, Pat Staley, Sharon Katz, and Ann Marie Thompson, representing the Captain Nathaniel Mills Chapter of the Daughters of the American Revolution, proclaiming September 17 through 23, 2015, as Constitution Week.

### **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 4 through 8.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

### **ITEM NO. 4. AWARDED BID NO. 007-15**

Awarded Bid No. 007-15 to All Around Landscaping & Construction Inc. (AALC), 617 Cowan Avenue, Lewisville, Texas, for landscape and irrigation enhancements along Bear Creek Parkway. The Bear Creek Parkway Green Ribbon Project is a FY 2015 grant funded landscape project that was awarded to the City of Euless by the Texas Department of Transportation (TxDOT) Fort Worth District. The estimated expenditure of \$100,077.24 falls below budget estimates.

### **ITEM NO. 5. APPROVED RENEWAL OF BID NO. 011-12**

Renewed Bid No. 011-12 with Ferguson Waterworks, 2650 South Pipeline Road, Euless, Texas, for utility repair materials required to construct and maintain water and sanitary sewer systems. The City only purchases materials on an as-needed basis and is billed for the actual materials purchased. The renewal represents the third and final renewal option. The estimated annual expenditure is \$230,000.

**ITEM NO. 6. APPROVED RENEWAL OF RFP NO. 007-13**

Renewed RFP No. 007-13, for re-insurance coverage for the City's health insurance program with HM Insurance Group to cover the time period of October 1, 2015 to September 30, 2016, for specific stop loss re-insurance coverage. HM Insurance has agreed to an extension of the contract with an increase of 10 percent, which is below the medical trend.

**ITEM NO. 7. APPROVED RESOLUTION NO. 15-1467**

Approved Resolution No. 15-1467, approving the sale of certain real property being Lot 3R3A, Westpark Central Addition. The subject property was struck off to the City of Euless at a tax sale on July 5, 2015, for \$6,357.97 (taxes 2002-2009). Following the foreclosure sale, Gabbert Holdings, LLC submitted a resale bid in the sum of \$100.00 to purchase the property from the tax entities and agreed to pay the 2010-2014 post judgment taxes, which are currently \$1,840.30. Gabbert Holdings, LLC owns property adjacent to this tract. The subject property is completely encumbered as an ingress, egress and utility easement.

**ITEM NO. 8. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of June 23, 2015.

**REGULAR AGENDA**

**ITEM NO. 9. APPROVED RESOLUTION NO. 15-1468**

Mayor Pro Tem Stinneford read the resolution into the record.

Council Member Eilenfeldt motioned to approve Resolution No. 15-1468, recognizing former Council Member Glenn Walker for 21 years of public service and dedicating the 18<sup>th</sup> Bridge at the Texas Star Golf Course in his honor.

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 10. APPROVED RESOLUTION NO. 15-1469**

Council Member Tompkins read the resolution into the record.

Mayor Pro Tem Stinneford motioned to approve Resolution No. 15-1469, recognizing former Council Member Charlie Miller for 15 years of public service and dedicating the southern entrance at The Parks at Texas Star in his honor.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 11. APPROVED RESOLUTION NO. 15-1470**

Council Member Eilenfeldt read the resolution into the record.

Council Member Zimmer motioned to approve Resolution No. 15-1470, recognizing former Council Member Glenn Porterfield for 15 years of public service and dedicating the Practice Area at the Texas Star Golf Course in his memory and honor.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 12. APPROVED RESOLUTION NO. 15-1465**

Director of Parks and Community Services Ray McDonald advised the City Council that the resolution allows the City of Euless to enter into a Local Project Advance Funding Agreement (LPAFA) for the Trails of Euless – Western Extension project, CSJ # 0902-90-023.

The City of Euless was awarded \$912,000 to complete the Trails of Euless – Western Extension project. This project will connect the existing Trails of Euless on the east side of FM 157, through the Glade Park mixed-use development, to Heritage Road. The primary purpose of this trail is to provide regional trail connectivity with the cities of Colleyville and Grapevine, as well as to provide alternative transportation access to the Glade Parks residential and commercial development.

Council Member Tompkins motioned to approve Resolution No. 15-1465, authorizing a Local Project Advance Funding Agreement with the State of Texas.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 13. APPROVED RESOLUTION NO. 15-1466**

City Secretary Sutter stated that when the Historical Preservation Committee was established by the Euless City Council in 1992, the City Council designated that the committee be comprised of no more than 10 members. In 1995, the Council amended the resolution and removed the limit on the number of members who could serve on the committee. As a result, the current membership sits at 38.

As a part of the establishment of the committee in 1995, a quorum requirement was set at a majority of the committee membership. As a result, 20 members are required to be present to hold a meeting and conduct the business of the committee. Given the size of the committee this number is difficult to achieve and the committee has requested that the quorum requirement be amended.

Council Member Price motioned to approve Resolution No. 15-1466, amending Resolution No. 95-921 to revise the quorum requirement for the Historical Preservation Committee.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 14. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2077**

Assistant City Manager Barker stated that Ordinance No. 1133, adopted on March 22, 1994, required that all fire hydrants be painted “fire engine” red; however, the red paint quickly fades and requires the hydrant to be repainted at a faster rate than other colors would require. In a coordinated effort between the Public Works and Fire Departments to decrease maintenance requirements and to improve the appearance of the fire hydrants, Ordinance No. 2077 would require all fire hydrants to be primed with a metal primer and painted with an industrial grade aluminum silver paint that is approved by the Public Works Department.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2077, amending the City of Euless Code of Ordinances, Chapter 84, “Unified Development Code,” Article X, “Urban Design Principles and Improvement Standards,” Section 84-443, “Water and Wastewater Improvement Standards,” to modify fire hydrant painting standards.

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 15. APPROVED SITE PLAN NO. 15-06-SP**

Director of Planning and Economic Development Collins presented the item to the City Council and presented information regarding an applicant for a 98,000 square foot primary grocery store with fuel station and two in-line retail for lease buildings totaling 19,000 square feet located north of Cheek-Sparger Road and west of Rio Grande Boulevard in the Glade Parks South Planned Development District. Additionally, the Planning and Zoning Commission considered this site plan on July 21, 2015, and recommended approval by a vote of 7-0-0.

John Rose, 4215 Walnut Hill Lane, Dallas, Texas, representing the applicant, stated that the buildings are not prototypical and the grocery store tries to match the neighborhood that they will be joining.

Council Member Price motioned to approve Site Plan No. 15-06-SP for commercial development proposed to be located on 17.8 acres out of the B.B.B. & C. Railroad Co. Survey, Abstract No. 204; J. Doss Survey, Abstract 441, Tracts 3A, 3B, 4B, 4B2B, 4B5A1, 4B5, 4B5A, and 5B located north of Cheek-Sparger Road, west of Rio Grande Boulevard.

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 16. HELD PUBLIC HEARING REGARDING SPECIFIC USE PERMIT NO. 15-09-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2080**

Mayor Martin opened the public hearing at 7:46 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, David Mowers, representing GRACE – Grapevine Relief and Community Exchange, intends to lease 10,000 square feet in a former auto parts store for a retail storefront and merchandise warehouse. The majority of the on-site donated items will be sent to their primary processing center in Grapevine prior to placement in the retail area. GRACE will accept some onsite donations for immediate sale. Additionally, the Planning and Zoning Commission held a public hearing on July 21, 2015, and recommended approval of the Planned Development by a vote of 6-0-1 with the following conditions:

1. Tied to the business owner, Grapevine Relief and Community Exchange; and,
2. Tied to the business name, GRACEful Buys; and,

3. All merchandise shall be displayed within the store and not exterior to the building; and,
4. Drop-off of donated items shall be conducted to the rear of the store during business hours and all items immediately placed within the interior of the building; and,
5. Any drop-off donated items left exterior to the store shall be removed in a timely manner; and,
6. 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,
7. 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.

Shonda Schaefer, GRACE Executive Director, 3137 Fox Run Drive, Grapevine, Texas, stated that GRACE is a non-profit organization who provides services such as food distribution to families through a food pantry, meals to disadvantaged children, clothing for children and adults, and a medical health clinic. Thrift store operations provide funding to support the organization.

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 7:54 p.m.

Council Member Eilenfeldt commended Ms. Schaefer for her work at the existing stores.

Council Member Tompkins inquired if the thrift store will be strictly a retail store and not branch out into a food pantry or any of the other services other locations provide.

Ms. Schaefer confirmed that this location will be retail only.

Council Member Bynum inquired about the drop-off process for the store.

Ms. Schaefer stated that this location will not be a drop off donation collection site. That function will remain solely at their Grapevine location. They are committed to making sure the public is aware that the location is retail only.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2080, a request for a Specific Use Permit on the Park Crestmoor Addition, Block 2, Lot 24-R-2-B, 700 West Euless Boulevard for Used Merchandise in the Texas Highway 10 multi-use zoning district (TX-10).

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 17. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2079**

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

Director of Finance Jewell advised the City Council that, on July 30, 2015, the Tax Increment Reinvestment Zone Number Three (TIRZ) Board met to consider an amendment to the Project and Financing Plan to increase the project cost to allow for the inclusion of a parking garage and park within the Zone. The amendment was approved by Resolution No. 2015-01 TIRZ #3.

The amended Project and Financing Plan increased total project costs by \$3,268,910 which includes 50 percent of the anticipated cost of the parking garage (\$1,901,793) and the park and park amenities (\$1,287,387) and bond issuance costs (\$79,730). The developer will pay the remaining 50 percent of the project costs. It is anticipated that the City will issue Certificates of Obligation which will be repaid from revenues generated by the TIRZ and which will be backed by a Public Improvement District.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the item.

Darl Easton, 1005 Fayette Drive, Euless, Texas, spoke against the ordinance. He stated that the goal of a TIRZ is to help spur development and asked why future tax dollars should be spent on a parking garage and other amenities. He felt it is an unnecessary expense for taxpayers.

The public hearing was closed at 8:09 p.m.

Mayor Pro Tem Stinneford stated that in this type of retail environment, it is a necessary expense because the City would not attract the level of stores without the parking garage and park and citizens will always have perpetual access to these amenities. The features are not exclusive to the developers.

Council Member Zimmer stated that he sees the investment as a form of an insurance policy by upgrading the access and quality of stores. In an economic downturn, the center would remain a center of choice as opposed to other areas of the Metroplex.

Mayor Pro Tem Stinneford motioned to approve the first and final reading of Ordinance No. 2079, approving the amended Project and Financing Plan for Tax Increment Reinvestment Zone Number Three.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 18. HELD PUBLIC HEARING AND APPROVED CRIME CONTROL AND PREVENTION (CCPD) BUDGET FOR FY 2015-2016**

Mayor Martin opened the public hearing at 8:13 p.m.

Director of Finance Jewell advised the City Council that the proposed Euless Crime Control and Prevention District Budget for Fiscal Year 2015-2016 was approved by the Crime Control and Prevention District Board on June 8, 2015, following a public hearing. State law requires final approval by the City Council without amendment. The proposed budget continues existing programming by the district.

Police Chief Brown provided an explanation of proposed capital expenditures in the budget.

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 8:20 p.m.

Council Member Bynum motioned to approve the Crime Control and Prevention District (CCPD) Budget for Fiscal Year 2015-2016.

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 19. SET PUBLIC HEARING FOR AUGUST 25, 2015 FOR PROPOSED CITY OF EULESS BUDGET FOR FY 2015-2016**

Council Member Bynum motioned to set a public hearing for August 25, 2015, 7:00 p.m. in the Euless City Council Chambers regarding the proposed City of Euless Budget for Fiscal Year 2015-2016.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 20. PLACED A PROPOSAL TO ADOPT CITY OF EULESS AD VALOREM TAX RATE ON THE SEPTEMBER 8, 2015 AGENDA**

Council Member Eilenfeldt motioned to place a proposal to adopt the City of Euless proposed Ad Valorem Tax Rate of \$0.4675 per \$100 valuation on the September 8, 2015, agenda.

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 21. SCHEDULED PUBLIC HEARINGS ON PROPOSED CITY OF EULESS AD VALOREM TAX RATE FOR AUGUST 25, 2015 AND SEPTEMBER 1, 2015**

Council Member Bynum motioned to schedule two public hearings on the proposed City of Euless Ad Valorem Tax Rate for 7:00 p.m. on August 25, 2015, and for 7:00 p.m. on September 1, 2015, in the Euless City Council Chambers.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 22. PUBLIC COMMENTS**

Eddie Gaither, 4504 Copperfield Drive, Grapevine, stated that he received a traffic citation in Euless near the intersection of Industrial Boulevard and SH 183. He said police officers were giving drivers citations for running a red light and believes that there used to be a yield sign prior to the recent highway construction and requested the location be reviewed for consideration of additional signage.

**ITEM NO. 23. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

Mayor Martin announced that the next City Council meeting will be held Tuesday, August 25, 2015, in the Council Chambers at City Hall.

**ITEM NO. 24.        ADJOURN**

Mayor Martin adjourned the meeting at 8:31 p.m.

**APPROVED:**

**ATTEST:**

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Linda Martin, Mayor

\_\_\_\_\_  
Kim Sutter, TRMC, City Secretary