

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, August 25, 2015**

A regular meeting of the Eules City Council was called to order by Mayor Linda Martin at 4:30 p.m. on Tuesday, August 25, 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, Eddie Price, Linda Eilenfeldt, and Harry Zimmer. Council Member Perry Bynum arrived at 4:37 p.m.

During the Precouncil meeting:

- Council Member Linda Eilenfeldt thanked the City Council members and City staff for attending the 6Stones Back to School event at Campus West on Saturday, August 22, 2015, and advised that 2,200 students were served. Additionally, she mentioned the Eules Citizens Fire Academy Alumni Association (ECFAAA) Steak Dinner will be held Saturday, October 24, 2015, at Fire Station No. 3 from 4:00 to 7:00 p.m.
- Council Member Jeremy Tompkins stated he attended the Celebration of Life for Grapevine Mayor Pro Tem Shane Wilbanks and it was well-attended and a lovely service.
- Mayor Martin advised the City Council that Arlington Mayor Pro Tem Kathryn Wilemon's husband, Ernest Jeanes "Zeke" Wilemon, passed away Sunday, August, 23, 2015.
- City Secretary Kim Sutter announced several upcoming events:
  - DFW Airport Southgate Plaza tour, Thursday, August 27, 2015;
  - Ulta Beauty Grand Opening, Friday, August 28, 2015;
  - Boot Barn Grand Opening, Friday, August 28, 2015.
- City Manager Loretta Getchell reminded the City Council that Mayor Martin and Council Member Harry Zimmer will be absent from the Special Called City Council meeting scheduled to be held Tuesday, September 1, 2015, and all five remaining Council Members will be needed for quorum purposes.

Additionally, she mentioned a recent article regarding Belk Department Store being bought by another company and clarified that the purchase should not affect the coming Eules store.

- Police Chief Mike Brown discussed traffic issues at Harmony Science Academy related to the start of the new school year.

Director of Public Works and Engineering Hal Cranor also provided an update to the traffic issue at Harmony Science Academy and provided the Public Works Department response.

Discussion ensued regarding traffic control.

- Director of Planning and Economic Development Mike Collins presented the development update including commercial and residential development.
- Assistant City Manager Chris Barker provided the proposed fee update and advised that staff reviews fees every year.

Library Administrator Sherry Knight presented the proposed Library fee changes including removing language of obsolete technology, proposed changes to room rental fees and associated costs of rental.

Director of Planning and Economic Development Collins presented the proposed Planning and Development fee changes including contractor registration, plumber contractor fees, and reinspection fees.

Director of Public Works and Engineering Cranor discussed the proposed Public Works fee changes including bacteriological testing.

Finance Director Janina Jewell discussed the proposed Utility fee changes including tampering with locked or plugged water meters.

Discussion ensued regarding the proposed water meter tampering charges.

- Finance Director Jewell provided the financial update for the month ending July 31, 2015.
- Director of Public Works and Engineering Cranor provided the capital projects update including:
  - Monterrey overlay;
  - Gate Valve project.
  - Trinity River Authority (TRA) pump replacement project.
- City Manager Getchell reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:38 p.m. for deliberation regarding the following:

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 6:40 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**

Sherri Browning	Brian Hubbard	Lori Tompkins
Lisa Bynum	Donna Judd	Peggy Vandiver
Shirley Daily	Lance Judd	Will Weeks
Darl Easton	Kay Price	Zeb Wright
Jon Evans	Irma Reyes	
Terri Evans	Jason Reyes	
Yvonne Garcia	Barney Snitz	

**INVOCATION**

Council Member Perry Bynum gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Linda Martin led the pledge of allegiance.

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

Fire Chief Wes Rhodes introduced Lieutenant Cody Skinner. Cody was accompanied by his wife, Carly, son, Gunner, and members of the Fire Department. Cody acknowledged his two younger children not in attendance, son, Titus, and daughter, Pacey.

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

**ITEM NO. 2. PRESENTATION OF PROCLAMATION**

Mayor Pro Tem Stinneford presented a proclamation proclaiming September 2015 as Blood Cancer Awareness Month.

**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 3 and 4.

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. 3. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT TO EXTEND INTERLOCAL AGREEMENT**

Authorized the City Manager to execute a contract amendment to extend the Interlocal Agreement with the City of Fort Worth's Environmental Collection Center Household Hazardous Waste (HHW) Program and provide continued participation through FY2016. The program allows Euless residents year-round access to the Environmental Collection Center located at 6400 Bridge Street in Fort Worth. The agreement also provides the City access to the Crud Cruiser mobile collection unit for mobile collection events held during the year with the next event being held at the Euless Municipal Complex on Saturday, October 10, 2015, from 9:00 to 11:00 a.m. The \$47 fee per participating household will remain unchanged.

**ITEM NO. 4. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of August 11, 2015.

**REGULAR AGENDA****ITEM NO. 5.           AWARDED RFP NO. 006-15 AND AUTHORIZED THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT**

Assistant City Manager Barker advised the City Council that the City received sealed Requests for Proposals (RFP) for the Advanced Metering Infrastructure, System Water Meter Replacement, and Leak Detection Services (AMI) project on June 2, 2015. The project includes installation of City wide advanced metering infrastructure including data collectors, management software, the replacement of approximately 14,000 water meters equipped with registers and transmitters and the installation of leak detection devices.

Staff recommends Aqua Metric Sales Company, 6700 Guada Coma Dr., Schertz, Texas. Aqua Metric, proposing the Sensus FlexNet AMI solution, met or exceeded all of the qualifications and requirements outlined in the RFP. The City will only purchase components and quantities actually needed and will be billed only for the actual components and quantities purchased. Funding will be provided through the Texas Water Development Board's Drinking Water State Revolving Fund which includes a low interest loan and grant funds.

Zeb Wright, Ferguson Waterworks, 2650 South Pipeline Road, Euless, explained that he and his team provided preliminary project information to the City on this project over a three year period. He clarified that their RFP was ranked second out of the seven submitted and explained the reasoning why he felt their proposal was ultimately better than the company chosen. He requested that the City Council table the issue tonight so his company can answer any questions and determine who the City will purchase water meters from for the next 20 years.

Assistant City Manager Barker explained how the committee came to their decision and stated that both of the top two scoring companies have already been thoroughly interviewed.

Mayor Pro Tem Stinneford stated that if the decision was based solely on cost, a third vendor would have been chosen; however, each vendor was evaluated based on six categories of criteria, and that he supports the staff recommended vendor.

Council Member Bynum echoed Mayor Pro Tem Stinneford's comments and clarified that the City makes every effort to engage local companies but he believes staff has done a great job evaluating the RFPs.

Council Member Tompkins motioned to approve RFP No. 006-15 to Aqua Metric Sales Company for Advanced Metering Infrastructure, System Water Meter Replacement and Leak Detection System (AMI.)

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. 6. HELD PUBLIC HEARING FOR EULESS DEVELOPMENT CORPORATION (EDC) BUDGET FOR FY 2015-2016**

Mayor Martin opened the public hearing at 7:22 p.m.

Finance Director Jewell presented the proposed budget to the City Council. She advised that the Eules Development Corporation (EDC) Board of Directors met on August 10, 2015, and recommended approval of the proposed budget for Fiscal Year 2015-2016. The EDC budget is supported by a half cent sales tax approved by Eules citizens in 1993 for economic development, parks, and library projects. The estimated beginning fund balance is \$1,969,602 with proposed sales tax revenues and related interest of \$4,652,104, and proposed expenditures \$4,097,391 and includes funding for parks, library, economic development, debt, and contingencies. The proposed budget also includes recommended capital funding of \$1,553,098. If approved as recommended, the projected ending fund balance is \$971,217, which exceeds the recommended reserve level of \$500,000. Additionally, she explained the allocation of funds between various City departments and stated that the proposed capital expenditures include a carryover of \$604,933 to complete previously approved projects and \$948,165 for new projects.

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

Darl Easton, 1005 Fayette Drive, Eules, stated that he approves of the overall budget but had a question regarding economic incentives, specifically related to RediMix and the length of the contract.

City Manager Getchell confirmed that the agreement with RediMix is a 25 year contract with two optional five year renewals and is not entirely funded by the EDC. The contract also calls for some City funds as well.

There being no additional proponents or opponents wishing to address the City Council, Mayor Martin closed the public hearing at 7:28 p.m.

**ITEM NO. 7. APPROVED EULESS DEVELOPMENT CORPORATION (EDC) BUDGET FOR FY 2015-2016**

Council Member Eilenfeldt motioned to approve the Eules Development Corporation (EDC) 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. 8. HELD PUBLIC HEARING FOR CITY OF EULESS FY 2015-2016 OPERATING AND CAPITAL BUDGETS**

Mayor Martin opened the public hearing at 7:32 p.m.

Finance Director Jewell reviewed the overall budget objectives and presented the proposed City of Euless Fiscal Year 2015-2016 Operating and Capital Budget. She discussed the three largest revenue funds which include the General Fund, Water and Wastewater Fund, and the Car Rental Fund. Recommended capital expenditures will be funded from cash reserves.

	<b>Revenues</b>	<b>Expenditures</b>
Proposed Revenues	\$106,544,194	
Proposed Expenditures		\$103,475,119
Recommended Capital Expenditures		\$10,738,789
<b>Total</b>	<b>\$106,544,194</b>	<b>\$114,213,908</b>

She presented the Capital Improvements Program Budget which includes street projects and infrastructure improvements, proposed wastewater and water projects and funding for the Development/Engineering building remodel, Midtown Development, and improvements to the Texas Star Sports Complex Phase V.

Additionally, she advised that both the Operating and Capital Budget and the Capital Improvements Program Budget are available on the City website, in the Library, and are on file in the City Secretary’s Office for review.

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

Darl Easton, 1005 Fayette Drive, Euless, expressed his concern regarding a 27 cent increase in water rates across all tiers as well as his concern regarding the City’s long-term debt.

There being no additional proponents or opponents wishing to address the City Council, Mayor Martin closed the public hearing at 7:48 p.m.

**ITEM NO. 9. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2083 ADOPTING THE CITY OF EULESS OFFICIAL OPERATING AND CAPITAL BUDGETS FOR FY 2015-2016 AND AMENDING THE BUDGET FOR FY 2014-2015**

Council Member Bynum motioned to approve the first and final reading of Ordinance No. 2083, adopting the City of Euless Official Operating and Capital Budgets for Fiscal Year 2015-2016, and amending the Budget for Fiscal Year 2014-2015.

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.

Mayor Pro Tem Stinneford acknowledged Mr. Easton's comments regarding water rate increases and suggested that staff research the tiered system next year.

**ITEM NO. 10. RATIFIED THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE FY 2015-2016 BUDGET**

Finance Director Jewell presented the item to the City Council and stated that the proposed tax rate for Fiscal Year 2015-2016 of \$0.4675 per \$100 of assessed value will remain unchanged from the prior year. Additionally, she stated that the City has either lowered or held the tax rate steady since 1995.

Council Member Bynum motioned to ratify the property tax revenue increase reflected in the Fiscal Year 2015-2016 budget.

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. HELD PUBLIC HEARING FOR PROPOSED TAX RATE**

Mayor Martin opened the public hearing at 7:53 p.m.

Finance Director Jewell presented the proposed ad valorem tax rate of \$0.4675 per \$100 of assessed value for tax year 2015. She added that the City has either reduced or held the same rate since 1995, and an additional public hearing regarding the proposed tax rate will be held on Tuesday, September 1, 2015, at 7:00 p.m. in the City Council Chamber, 201 North Ector Drive, Euless, Texas. Additionally, she explained the two components of the tax rate which includes the Interest and Sinking (debt) portion levied to support the payment of required debt on outstanding bonds and the remaining Maintenance and Operation portion required to fund the City general operating budget.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the proposed tax rate. There being none, Mayor Martin closed the public hearing at 7:59 p.m.

**ITEM NO. 12. ANNOUNCED THE DATE, TIME AND PLACE OF VOTE ON TAX RATE**

Mayor Martin announced that the vote on the proposed tax rate will take place on Tuesday, September 8, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Ector Drive, Euless, Texas.

**ITEM NO. 13. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2082**

Finance Director Jewell explained how the Trinity River Authority (TRA) charges member cities for water and advised that the proposed rate changes include an approximate increase of 8.938 percent per meter base charge, or 80 cent increase to the typical residential meter base charge, and a 27 cent increase per 1,000 gallons charged for all tiers of residential, commercial, industrial, multi-family, fire hydrant, gas well, and irrigation water meter services as well as a 75 cent increase per base charge and a 26 cent increase to the wastewater volume charge. These fee changes would become effective October 1, 2015.

Council Member Zimmer motioned to approve the first and final reading of Ordinance No. 2082, amending the City of Euless Code of Ordinances, Chapter 30, "Fees", Section 30-35, "Water and Wastewater Service – Monthly Rates" and Section 30-37 "Monitored Group Class".

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. 14. HELD PUBLIC HEARING REGARDING CREATION OF THE EULESS MIDTOWN PUBLIC IMPROVEMENT DISTRICT**

Mayor Martin opened the public hearing at 8:07 p.m.

Director of Finance Jewell advised the City Council that on July 30, 2015, owners of approximately 56.884 acres of land located near FM 157, State Highway 10 and State Highway 183 delivered a petition to the City Secretary requesting the creation of a Public Improvement District to fund certain public improvements for a mixed-use development, including single-family residential, multi-family residential, and retail. The estimated cost of improvements is approximately \$16,582,160. The cost of the improvement will be funded from assessments within the District and a proposed Tax Increment Reinvestment Zone.

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

Kirk Wilson, CADG 901 Airport Freeway, 1800 Valley View Lane, Suite 300, Farmers Branch, CADG 901 Airport Freeway, spoke in support of the approval of the Public Improvement District.

Mehrdad Moayed, CADG 901 Airport Freeway, 1800 Valley View Lane, Suite 300, Farmers Branch, expressed his appreciation for the opportunity to partner with the City to revitalize the property.

There being no additional proponents or opponents wishing to address the City Council, Mayor Martin closed the public hearing at 8:12 p.m.

Mayor Pro Tem Stinneford advised that since he has been on the City Council they have discussed redeveloping south Eules and asked Mr. Moayed about his experience in redeveloping other spaces.

Mr. Moayed informed the City Council that crime and other issues will decrease once the area has been revitalized and restaurants are interested in the area.

Council Member Bynum inquired about bringing a grocery store to south Eules.

Mr. Moayed responded that he would reach out to his contact to gauge interest.

**ITEM NO. 15. APPROVED RESOLUTION NO. 15-1471**

*(Secretary's Note: This item is a companion item to Item No. 14)*

Mayor Pro Tem Stinneford motioned to approve Resolution No. 15-1471, creating, authorizing, and establishing the Eules Midtown Public Improvement District.

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. 16. APPROVED CHAPTER 380 AGREEMENT BY AND BETWEEN THE CITY OF EULESS AND CADG 901 AIRPORT FREEWAY, LLC AND AUTHORIZING CITY MANAGER TO EXECUTE AN AGREEMENT**

Assistant City Manager Barker advised that the proposed Chapter 380 Agreement provides a financial incentive for the redevelopment of approximately 56.884 acres as a mixed-use development with urban residential and retail located east of FM157, north of SH 10 and south of SH 183. The agreement provides for an economic development grant to be paid upon demolition of all buildings and structures and clearing of debris to prepare the site for new development.

Council Member Tompkins motioned to approve a Chapter 380 agreement by and between the City of Euless and CADG 901 Airport Freeway, LLC, and authorized the City Manager to execute an agreement.

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. 17. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2081**

Mayor Martin opened the public hearing at 8:18 p.m.

Police Chief Brown advised the City Council that the City adopted a juvenile curfew ordinance (Ordinance No. 1144) in 1994, and in 2012 a daytime curfew provision was added to the ordinance. Ordinance No. 2081 would modify the juvenile curfew ordinance by deleting daytime curfew hours for minors between 9:00 a.m. and 2:30 p.m. on Monday through Friday, while school is in session and related defenses. The remainder of the curfew regulations for minors would continue in effect.

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 Price motioned to approve the first and final reading of Ordinance No. 2081, modifying the City of Euless Code of Ordinances, Section 50-27, "Curfew Hours for Minors."

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. 18. APPROVED BOARD APPOINTMENTS**

City Secretary Sutter advised that the Crime Control and Prevention District (CCPD) is comprised of seven Directors including four Council Members and three Citizen Members who serve staggered two-year terms that expire September 1 of each year.

Council Member Price motioned to reappoint Council Members Linda Eilenfeldt and Jeremy Tompkins, and appoint Citizen Members Warren Wilson and Mike Pruitt to the Crime Control and Prevention District Board with terms to expire September 1, 2017.

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. 22. PUBLIC COMMENTS**

None at this time.

**ITEM NO. 23. REPORTS**

**City Manager**

City Manager Getchell thanked Director of Finance Jewell, Assistant Finance Director Jackie Theriot, and the Finance Department for all their efforts during the annual budget preparation and presentation.

**City Attorney**

No report given.

**City Council**

Mayor Martin announced that the next City Council meeting will be held Tuesday, September 8, 2015, in the Council Chambers at City Hall.

**ITEM NO. 24. ADJOURN**

Mayor Martin adjourned the meeting at 8:23 p.m.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Linda Martin, Mayor

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