

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, September 8, 2015**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:30 p.m. on Tuesday, September 8, 2015, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Council Members Jeremy Tompkins, Eddie Price, Linda Eilenfeldt, and Harry Zimmer. Mayor Pro Tem Tim Stinneford arrived at 4:44 p.m. Council Member Perry Bynum was not present due to a scheduled absence.

During the Precouncil meeting:

- Council Member Linda Eilenfeldt advised that she represented the City at the United Memorial Christian Church's 50<sup>th</sup> anniversary celebration on Saturday, August 29, 2015.
- Fire Chief Wes Rhodes mentioned that several Honor Guard members and firefighters participated in the 9/11 Memorial Stair Climb at the Renaissance Tower in Dallas on Saturday, September 5, 2015, and announced that a short memorial service will be held at the 9/11 memorial outside of the Fire Administration Building on Friday, September 11, 2015.
- City Manager Loretta Getchell provided an update on several topics:
  - Euless Development Corporation Director Wayne Marrs' wife, Suzanne Marrs, passed away Monday, August 30, 2015;
  - Harmony Science Academy traffic issues;
  - Dr. Pepper StarCenter concessionaire agreement with food truck, Top Nosh;
  - Bid for the remodel of the Development and Engineering building will go out Saturday, September 12, 2015.
- Police Lieutenant Brandon Zachary presented the Code Compliance update, including how cases are initiated, case load, and examples of cases related to high grass and weeds, property maintenance, health inspections, and public nuisance,

City Manager Getchell provided additional information regarding mosquito spraying City-wide and other preventative measures.

- Police Chief Mike Brown presented the quarterly Police Department update for the period ending June 30, 2015. He provided information including patrol time statistics, crimes against persons, and property crime. He also advised that the Euless Citizens Police Academy Alumni Association (ECPAAA) will celebrate the 20<sup>th</sup> anniversary of the association at their September 15, 2015, 7:00 p.m. regular monthly meeting.
- Director of Finance Janina Jewell provided a Financial update regarding the Glade Parks development. She advised that the City Council will be asked to consider a request of intent to issue certificates of obligation related to street improvements at the development at the September 22, 2015, regular meeting.

- Assistant City Manager Chris Barker provided the Texas Coalition of Affordable Power (TCAP) update and stated that the current contract expires December 31, 2017. He presented several options for future City Council consideration related to energy pricing under a new contract that would go into effect January 1, 2018.

Discussion ensued regarding the options presented and overall City usage.

- Director of Public Works and Engineering Hal Cranor provided updates on several capital projects including:
  - HA-5 street overlay for segments along Harwood Road, Glenn Drive Midway Drive, Shadow Lane, and South Pipeline Road;
  - 24-inch Gate Valve replacement project.

Discussion ensued regarding the process for identifying locations for sidewalk installation.

- City Manager Getchell reviewed the regular agenda.

## **CLOSED SESSION**

The City Council convened into closed session at 6:24 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 6:42 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  
 Barbara Collier  
 Shirley Daily  
 Trey Nance

Trista Nance  
 Kay Price  
 Judy Ramos  
 Jason Reyes

Ann Marie Thompson  
 Peggy Vandiver  
 Mavy Wright

**INVOCATION**

Police Chief Mike Brown gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Tim Stinneford led the pledge of allegiance.

**ITEM NO. 1. PRESENTATION OF PROCLAMATION**

Council Member Linda Eilenfeldt presented a proclamation to Judy Ramos, Barbara Collier, Sharon Katz, Ann Marie Thompson, and Donna Moore, representing the Captain Nathaniel Mills Chapter of the Daughters of the American Revolution, proclaiming October 11, 2015, as National Society Daughters of the American Revolution National Day of Service.

**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 2 through 7.

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 2. AUTHORIZED THE MAYOR TO NEGOTIATE AND EXECUTE A PUBLIC PARKING DECK AND PARK EASEMENT AGREEMENT WITH GLADE LIFESTYLE, LLC**

Approved an agreement granting the City of Euless a non-exclusive easement for the public use of a multi-story parking structure and a park area located at the Glade Parks development constructed by Glade Lifestyle, LLC. The agreement also authorizes the City to use the park area for occasional public festivals or events subject to certain limitations.

**ITEM NO. 3. APPROVED RESOLUTION NO. 15-1472**

Approved the Fiscal Year 2015-2016 Service and Assessment Plan for the Glade Parks Public Improvement District No. 1 (PID #1). PID #1 was established December 14, 2010, by Resolution No. 10-1350 for property located near the intersection of State Highway 121 and Cheek Sparger Road. Based on the amortization schedule of the debt service for such improvements, no assessment is necessary for FY2015-2016. This will be updated annually.

**ITEM NO. 4. APPROVED RESOLUTION NO. 15-1473**

Approved the Fiscal Year 2015-2016 Service and Assessment Plan for the Glade Parks Public Improvement District No. 2 (PID #2). PID #2 was established June 9, 2015, by Resolution No. 15-1461 for property located near the intersection of State Highway 121 and Cheek Sparger Road. Based on the amortization schedule of the debt service for such improvements, no assessment is necessary for FY2015-2016. This will be updated annually.

**ITEM NO. 5. APPROVED RESOLUTION NO. 15-1474**

Authorized City representatives to perform activities associated with the City's investment accounts at TexPool. The City participates in the Texas Local Government Investment Pool, TexPool, a state-wide investment pool for cities, counties, and school districts operated by the State Controller. In order to amend the list of authorized representatives of the City, TexPool requires that the City Council adopt a resolution that names all authorized representatives. The resolution authorizes the addition of Budget/Treasury Manager Diana Ayala.

**ITEM NO. 6. APPROVED RESOLUTION NO. 15-1475**

Authorized City representatives to perform activities associated with the City's investment accounts at TexSTAR. The City participates in the Texas Local Government Investment Pool, TexSTAR, a state-wide investment pool for cities, counties, and school districts operated by First Southwest. In order to amend the list of authorized representatives of the City, TexSTAR requires that the City Council adopt a resolution that names all authorized representatives. The resolution authorizes the addition of Budget/Treasury Manager Diana Ayala.

**ITEM NO. 7. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of August 25, 2015, and the special called meeting of September 1, 2015.

**REGULAR AGENDA**

**ITEM NO. 8. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2078**

Mayor Martin advised that the ordinance will raise the posted speed limit on State Highway 360 from 60 mph to 65 mph based on a recommendation from the Texas Department of Transportation (TxDOT).

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2078, 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 360 through the City.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 9. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2087**

Assistant City Manager Barker stated that Ordinance No. 2087 amends various fees charged for city services by the Planning and Development, Public Works, and Engineering Departments, as well as the Utility Billing division of the Finance Department, and the Library. These fee changes would become effective October 1, 2015.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2087, amending the City of Euless Code of Ordinances, Chapter 30, "Fees," Section 30-5, "Contractor Fees," Section 30-13, "Building Fees," Section 30-22, "Occasional and Garage Sales," Section 30-28, "Library," Section 30-34, "Water Deposits" and Section 30-40, "Subdivisions."

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 10. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 15-11-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2084**

Mayor Martin opened the public hearing at 7:12 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council and stated that the applicant, Jeff Nance, representing Nance Retail Stores, LLC dba Once Upon a Child, intends on leasing retail space within the Heritage Towne Center to run a used merchandise business focused primarily on children's toys, clothing, and accessories. This is strictly a retail establishment and not a thrift/donation style business model. Additionally, the Planning and Zoning Commission held a public hearing on August 18, 2015, and recommended approval of the Specific Use Permit by a vote of 7-0-0 with the following conditions:

1. Tied to the business owner, Nance Retail Stores, LLC; and
2. Tied to the business name, Once Upon a Child; and
3. All merchandise shall be displayed within the store and not exterior to the building; and
4. Any customers bringing items to be sold to the retail store shall bring such items interior to the store during business hours; and
5. No items shall be left exterior to the store. Any such items shall be removed in a timely manner; and
6. The term of this Specific Use Permit shall be granted for a period of one (1) 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.

Jeff Nance, 985 Lehigh Lane, Allen, Texas, stated that he and his wife, Trista, selected Euless as the location for their franchise business because it was the closest territory to their home. They have three young children and have found the business to be beneficial in their area and thanked the City Council for their consideration.

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 7:16 p.m.

Council Member Eilenfeldt asked if items are received on consignment or are purchased from customers.

Mr. Nance confirmed that the store will purchase items from customers and resell them with no consignment option.

Mayor Pro Tem Stinneford asked if Mr. Nance understood that while it is common practice for stores to display items on sidewalks, it is not allowed as part of the SUP approval.

Mr. Nance confirmed that he understands that stipulation as it is also a condition of their lease. They will not place items on sidewalks.

Council Member Zimmer motioned to approve the first and final reading of Ordinance No. 2084, a request for a Specific Use Permit for Used Merchandise proposed to be located on Heritage Towne Crossing Addition, Block B, Lot 1, 3001 State Highway 121, Suite 258, Texas 121 Gateway District (TX-121).

Mayor Pro Tem Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 11. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2085**

Finance Director Jewell stated that public hearings were held August 25, 2015, and September 1, 2015, and the proposed tax rate supports the Fiscal Year 2015-2016 budget approved August 25, 2015. While the required motion to approve the tax rate implies that the rate is being increased, the tax rate is being held flat from the previous year and this will be the 21<sup>st</sup> year that the City has either lowered or held the tax rate steady.

Council Member Tompkins motioned that the property tax rate be increased by the adoption of a tax rate of \$0.4675, which is effectively a 1.87 percent increase in the tax rate, by adoption of Ordinance No. 2085.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 12. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2086**

Finance Director Jewell stated that the Tarrant County Appraisal District is required to submit a summary of property values and exemptions within the City by July 25 of each year. The approved tax rate will be entered by the Tarrant County Tax Assessor Collector and taxes levied will be calculated based on the approval of this tax roll.

Mayor Pro Tem Stinneford motioned to approve the first and final reading of Ordinance No. 2086, adopting the Tax Roll for 2015.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 13. 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 and convicted in 2005 in the death of a Grapevine police officer. She expressed her belief that her son suffered an epileptic seizure and was not intoxicated at the time of the accident and voiced her concern regarding the actions of the Tarrant County District Attorney at the time of her son’s trial.

**NO. 14. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

Council Member Tompkins commended the Finance Department for their hard work during the recently completed budgetary process.

Mayor Pro Tem Stinneford wished his wife, Faye, a happy 36<sup>th</sup> wedding anniversary.

Mayor Martin thanked Director of Parks and Community Services Ray McDonald and his staff for the beautiful setup in the Council Chambers and announced that the next City Council meeting will be held Tuesday, September 22, 2015, in the Council Chambers at City Hall.

**ITEM NO. 15. ADJOURN**

Mayor Martin adjourned the meeting at 7:29 p.m.

**APPROVED:**

**ATTEST:**

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Linda Martin, Mayor

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Kim Sutter, TRMC, City Secretary