

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, September 22, 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 22, 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 was not present due to a scheduled absence.

During the Precouncil meeting:

- Mayor Linda Martin advised that the members of the City Council attended the recent dedication of the Glenn Porterfield Practice Area at the Texas Star Golf Course as well as the Euless Library Foundation dedication of the historical tile project.
- Council Member Jeremy Tompkins advised that he and his wife, Lori, represented Euless at the City of Grapevine GrapeFest Annual Mayoral GrapeStomp, and was awarded the prize for “Funniest Costume”.
- Council Member Eddie Price announced that he is serving as a site captain for the upcoming 6Stones Community Powered Revitalization (CPR) event and encouraged individuals to join him and register to work on house number two (2).
- City Manager Loretta Getchell provided an update on several topics:
 - Addition of personnel at the Texas Star Golf Course and Conference Center:
 - Jeff Langas, First Assistant Golf Professional
 - Stephanie Shaw, Assistant Food and Beverage Manager
 - Status of shade structures at South Euless Park
 - ARTSnet Les Elgart Tribute Orchestra performance
 - Friday, September 25, 7 p.m., Leon Hogg Amphitheater
 - Gardner Capital has advised that the senior housing project has received approval for housing credits and they are working with the Tarrant County Housing Finance Corporation (TCHFC) to finalize the specific conditions under which the TCHFC will provide the conduit financing for the project.
 - Tentative date of March 24, 2016, for dedication of the Glenn Walker 18th Bridge at the Texas Star Golf Course.
 - Charlie Miller dedication, October 8, 2015
 - Empowering Seniors Event, October 2, 2015
 - Harmony School traffic update
 - Required Texas Commission on Environment Quality (TCEQ) notice
- Planning and Economic Development Director Mike Collins recognized Michele Crooks, Planning and Development Secretary, for completing the requirements to be recognized as a Certified Permit Technician through the International Code Council (ICC). He advised that she is one of only 209 in the state of Texas.

Additionally, he presented a development update including statistics related to the hotel, single-family residential, senior housing, multi-family and retail markets in the Dallas / Fort Worth region. He further advised of a possible change related to the placement of a drive through at the Glade Parks development.

- City Secretary Kim Sutter presented and reviewed the proposed timeline related to the upcoming Board and Commissions appointment process. She advised that the interviews will be scheduled for Monday, October 26, 2015.
- City Manager Getchell provided an update related to the Tarrant Appraisal District Board of Directors candidate nomination process, and stated that the City Council could submit a nomination and/or choose to support a nominee submitted by another municipality.

Mayor Martin advised that Mayor Oscar Trevino, North Richland Hills, is requesting the City Council support the nomination of Mark Wood of Keller.

- Director of Public Works and Engineering Hal Cranor addressed the Council regarding a proposed change to the City's animal vaccination requirement.
- Assistant City Manager Chris Barker presented an update related to the Girls Awareness Program (GAP) Club, including a proposal for the GAP Club members to assist with animal adoptions at the Animal Shelter on Saturdays from 10 a.m. to 2 p.m. in the event staff is dispatched away from the shelter.

Discussion ensued regarding the acceptance and exchange of funds to cover the adoption fees, and the safety of the facility and the volunteers.

- Director of Finance Janina Jewell provided a financial report for the period ending August 30, 2015.
- City Manager Getchell reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 6:19 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 6:35 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
- 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
- Human Resources/Risk Administrator Carolyn Marshall
- Fleet and Facility Administrator Kyle McAdams

VISITORS

- | | | |
|-----------------|-----------------|-------------------|
| Sherri Browning | Iris Elliott | Harry Karegeannes |
| Shirley Daily | Michael Eptimin | Jason Reyes |
| Darl Easton | Megan Hall | Peggy Vandiver |

INVOCATION

Assistant City Manager Chris Barker gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Jeremy Tompkins led the pledge of allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH

Director of Public Works and Engineering Cranor introduced Administrative Secretary Debbie Letour. Debbie was accompanied by her daughter, Veronica, and son, Christopher, and members of the Planning and Development department.

Mayor Martin presented Debbie with a plaque and certificate commemorating her selection as employee of the month for October 2015.

ITEM NO. 2. PRESENTATION OF SUMMER READING CHALLENGE AWARD TO OAKWOOD TERRACE ELEMENTARY LIBRARY

Library Administrator Sherry Knight and Senior Librarian Angela Jones presented the Summer Reading Club Challenge award to Megan Hall, Library Director, Oakwood Terrace Elementary, in recognition of having the greatest number of students who completed the 2015 summer reading club challenge. Ms. Hall was presented a set of Bluebonnet books and a commemorative plaque in recognition of the award.

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 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. 3. AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT EXTENSION

Authorized the City Manager to execute a contract extension with Office Depot for an additional one (1) year period for the purchase of office supplies through the National Intergovernmental Purchasing Alliance Company. The estimated annual expenditure is \$75,000.

ITEM NO. 4. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of September 8, 2015.

REGULAR AGENDA

ITEM NO. 5. APPROVED REQUEST FOR A TEMPORARY USE PERMIT NO. 15-06-CC

Director of Planning and Economic Development Collins presented the item to the City Council.

Representatives Harry Karegeannes and Michael Eptimin were present to address any questions related to the request.

Council Member Tompkins motioned to approve Temporary Use Permit No. 15-06-CC For a Greek Food Festival to be located on the Alexander and Cullum Subdivision, Lot 6R and Lot 7R, 303 Cullum Drive, for four (4) consecutive days, beginning October 15, 2015, and concluding on October 18, 2015.

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. 6. APPROVED RESOLUTION NO. 15-1476

Finance Director Jewell presented the item to the City Council and stated that the bonds will be used to fund the final phase of the infrastructure improvements at the Glade Parks development, which primarily includes Brazos Boulevard, Little Bear Bridge and the final section of Rio Grand Boulevard. The debt will be paid from the proceeds of the Tax Increment Reinvestment Zone Number 3 (TIRZ #3) and is backed by a Public Improvement District (PID) which is assessed for any shortfall. The levy for the PID is only applied to properties within the district and are not paid by other citizens in the City of Euless.

Council Member Price motioned to approve Resolution No. 15-1476, authorizing the publication of the Notice of Intent to issue Certificates of Obligation in an amount not to exceed \$3,350,604.

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. 7. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2088

Assistant City Manager Barker presented the item to the City Council.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2088, reappointing Kenneth C. Whiteley and Tim Murphy as associate judges for two year terms, expiring September 30, 2017.

Council Member Tompkins 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. 8. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2089 DESIGNATING A CERTAIN GEOGRAPHIC AREA AS TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR

Mayor Martin opened the public hearing at 7:15 p.m.

Finance Director Jewell presented the item to the City Council, and outlined the proposed boundary of the Midtown Tax Increment Reinvestment Zone Number 4 (TIRZ #4). She stated that the goal of the 30 year TIRZ is to facilitate a mixed-use development consisting of retail, residential, and senior housing. The project and financing plan for the Zone details qualifying infrastructure costs of approximately \$16.5 million in public improvements consisting of streets, land and right of way, water and sanitary sewer lines, storm drainage, remediation, and engineering and administrative costs. The total development includes approximately 259 single-family homes in addition to urban lofts and retail. The total estimated square footage of the 652 units is just over 877,000 square feet with an estimated value of just under \$122 million as well as over \$22 million in sales. The estimated gross economic impact to the taxing entities total just over \$120 million. The estimated net benefit is just over \$18 million if the City of Euless participates at 75 percent of the incremental real property tax revenue and 25 percent of sales tax during the term of the TIRZ.

Mayor Martin asked to hear from any proponents regarding the item.

Kirk Wilson, representing Centurion American Development Group (CADG), 1800 Valley View Lane, Farmers Branch, spoke in favor of the creation of the Zone.

Mayor Martin asked to hear from any opponents regarding the item.

Darl Easton, 1005 Fayette Drive, Euless, spoke in opposition to the creation of the Zone as he feels the incentive is not necessary to redevelop the land.

There being no others requesting to speak, Mayor Martin closed the public hearing at 7:23 p.m.

Mayor Pro Tem Stinneford clarified that the city is only rebating a portion of the incremental income that is realized once the property is developed.

Council Member Zimmer shared his perspective regarding the city's options related to the property. He outlined two options that would leave the property undeveloped and would generate no incremental property or sales tax revenues, and would eventually lead to a tax increase to support city services. He reiterated that the cost to redevelop the property under this plan would be paid by the individuals who purchase the assets within the development with the increased incremental property and sales tax revenues. In closing, he agreed to visit with any citizens who wished to discuss the facts surrounding the development.

Council Member Zimmer motioned to approve the first and final reading of Ordinance No. 2089, designating a certain geographic area as Tax Increment Reinvestment Zone Number

Four, City of Euless, Texas, creating a Board of Directors, providing the effective termination dates, establishing a tax increment fund and other matters related to the Zone.

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. 9. APPROVED APPOINTMENT OF BOARD OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR

Council Member Tompkins motioned to appoint Mayor Linda Martin, Mayor Pro Tem Tim Stinneford and Council Members Linda Eilenfeldt and Eddie Price, to serve as members of the Tax Increment Reinvestment Zone Number Four for the period of September 22, 2015, through December 31, 2015, and appoint the Mayor to serve as the Chairperson for this term.

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. 10. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 11. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Pro Tem Stinneford stated that the decisions made by the City Council are not entered into lightly. The redevelopment of the property south of State Highway 183 (Midtown) has been a long-drawn-out process and he believes at the end of the day, Euless

will realize significant income as well as the beautification south of State Highway 183. He stated that he appreciates Mr. Easton's heart felt concern related to the creation of the Midtown development; however, at the end of the day the Council needs to do what it feels is best for the City of Euless and all the citizens of the City.

ITEM NO. 12. ADJOURN

Mayor Martin adjourned the meeting at 7:33 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary