

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, October 27, 2015**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:30 p.m. on Tuesday, October 27, 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, Harry Zimmer, and Perry Bynum.

During the Precouncil meeting:

- Council Member Linda Eilenfeldt announced that 6Stones food share partners have provided candy donations for the Trunk or Treat Celebration to be held Saturday, October 31, 2015, at the Euless Family Life Center.
- Council Member Jeremy Tompkins advised that he was able to stop by a couple of houses during the CPR Blitz held October 16 and 17, 2015, and he also attended the Morrisdale Neighborhood Association Octoberfest event and had a great time.
- Mayor Martin announced that several Council Members attended the Citizen's Fire Academy Alumni Association (ECFAAA) annual steak dinner fundraiser and expressed appreciation to the fire department personnel for being on hand to serve the meal.
- City Manager Loretta Getchell asked staff to provide updates on the following:
 - Sotogrande Boulevard closure for two (2) weeks for installation of sewer line by the Trinity River Authority, including notification to residents, commuters, emergency personnel, and the school district.
 - Water University, Wednesday, November 4, 2015, 6:30 p.m., City Hall
 - Fire Department Badge Pinning Ceremony, Wednesday, October 28, 2015, 3:00 p.m., City Hall.
- Assistant to the City Manager Betsy Deck introduced Merrissa Kuylen, Transportation Volunteer Specialist, Catholic Charities Fort Worth.

Ms. Kuylen addressed the City Council regarding the Tarrant Riders Network, including the relationship to Catholic Charities Fort Worth, the initiative of the program and the need for volunteer drivers to support the Tarrant Riders Network.

- Assistant to the City Manager Deck reported on the Community Powered Revitalization blitz held October 16 and 17, 2015. She stated that the blitz included five (5) cities, 1,400 volunteers, and 37 homes, including the 400th home in six (6) years. The next blitz is scheduled for April 8 and 9, 2016.

Council Member Eilenfeldt recognized and expressed her appreciation to Council Member Eddie Price, Technical Specialist Richard Ross, Assistant Fire Chief Jeff Morris, Code Compliance Inspector James Patterson, and Information Services Administrator Scott Joyce for serving as site captains for this event, as well as Darl Easton, and also to the many city staff who volunteered their time to assist.

- City Manager Getchell introduced Jason Hughes, Senior Vice President, First Southwest, and Robert Dransfield, Head of Finance, Norton Rose Fulbright.

Mr. Hughes addressed the City Council regarding the issuance and sale of \$3,030,000 of "City of Euless, Texas, Tax and Waterworks and Sewer System Revenue Certificates of Obligation, Series 2015" as listed on the regular agenda (Item No. 10). Mr. Hughes advised that competitive bids were received with the best rate of 3.032 percent for a 20 year term.

- Planning and Development Director Mike Collins presented the development update. Additionally, he advised the City Council of a proposed amendment to the City's health and sanitation code to make restaurant patios pet-friendly by allowing dogs to dine with their owners under certain conditions. The members of the City Council raised no objections to the amendment.
- City Manager Getchell reported on the Trinity Rail Express as it relates to the annual funds paid to the North Central Texas Council of Governments (NCTCOG). She explained that the NCTCOG conducted a license plate survey and have projected a 32 percent increase in Euless ridership. Based on the survey, the NCTCOG is proposing an increase to Euless' annual contribution by \$32,000 (\$138,000). She advised that city staff has expressed concerns about the validity of the license plate survey and it is staff's recommendation that the city continue to participate through 2016 at the current contribution level of approximately \$106,000, and staff will research and evaluate the results of the NCTCOG license plate survey to determine if the increase is warranted for future years.

Discussion ensued regarding the increase and the decision to continue participation in the program.

- City Manager Getchell reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 6:36 p.m. for deliberation regarding the following:

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

- Dickey Drive
- North Ector Drive
- Fuller Wiser Road

Personnel matters as authorized by Section 551.074 related to:

- Planning and Zoning Commission, Zoning Board of Adjustment, Civil Service Commission, and Euless Development Corporation

Economic development as authorized by Section 551.087:

- 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 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
 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
 Assistant to the City Manager Betsy Deck
 Information Services Administrator Scott Joyce
 Library Administrator Sherry Knight

VISITORS

Lisa Bynum	Jervon Harris	Kay Price
Sean Faulkner	Marianne McGinnis	Lori Tompkins
Maria Garcia	John Palmer	Peggy Vandiver

INVOCATION

Mayor Linda Martin 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 NOVEMBER

Finance Director Janina Jewell introduced Administrative Assistant/Analyst Crystal Rawlinson. Crystal was accompanied by her husband, Chris, son, Malachi, daughter, Hovan, mother, Irene Page, mother-in-law, Debbie Rawlinson, and members of the finance department.

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

ITEM NO. 2. PRESENTATION BY ONE SAFE PLACE

Maria Garcia, Secretary, One Safe Place Tarrant County Voices Committee, in observance of October as Domestic Violence Awareness month, presented a certificate of appreciation to the City in recognition of the City’s contributions to One Safe Place over the past year.

CONSENT AGENDA (items 3 through 9)

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 through 9.

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 PURCHASE OF LIBRARY MATERIALS

Authorized the purchase of library print and multimedia materials off the State of Texas CO-OP Purchasing Program for the contract period of September 1, 2015, through August 31, 2016, as approved as part of the FY2016 budget. The annual estimated expenditure is \$193,000.

ITEM NO. 4. AUTHORIZED PURCHASE OF A COMBINATION HIGH-PRESSURE JET/VACUUM TRUCK

Authorized the purchase of a high-pressure jet/vacuum truck for the Public Works Department through the Houston-Galveston Area Council Cooperative Purchase Program (HGAC) as approved as part of the FY2016 budget. The purchase order will be issued through the chassis supply vendor Houston Freightliner, 9550 North Loop East Freeway, Houston, Texas, and the estimated expenditure is \$324,886.

ITEM NO. 5. AUTHORIZED PURCHASE OF A FIRE TRUCK (QUINT)

Authorized the purchase of a Fire Truck (Quint) from Siddons-Martin Emergency Group, 3500 Shelby Lane, Denton, Texas, an authorized dealer for Pierce Manufacturing, Appleton, Wisconsin, through the Houston-Galveston Area Council Cooperative Purchasing Program as approved as part of the FY2016 budget. The total estimated expenditure is \$934,949.

ITEM NO. 6. AWARDED BID NO. 010-15

Awarded Bid No. 010-15, for the remodel of the Development/Engineering building, to RJM Contractors, 3629 Lovell Avenue, Fort Worth, Texas, in the amount of \$2,215,922, and authorized the City Manager to enter into a contract with RJM Contractors.

Assistant City Manager Barker advised that six sealed bids were received and RJM Contractors was the lowest bidder.

ITEM NO. 7. APPROVED RENEWAL OF BID NO. 014-14

Approved a one-year extension to Bid No. 014-14 with UBM Enterprise, Inc., 11102 Ables Lane, Dallas, Texas, for janitorial services at various city facilities. This is the first renewal of three renewal options. The annual estimated expenditure is \$104,085.48.

ITEM NO. 8. RATIFIED CITY MANAGER ACTION TO PROCEED WITH EMERGENCY REPAIRS TO THE WELL LOCATED AT 2591 NORTH MAIN STREET

Ratified City Manager action to proceed with emergency repairs to the city owned and operated water well located at 2591 North Main Street, by Millican Well Service, LLC, and finding that the procurement is necessary due to unforeseen damage to public equipment and finding that the repair is necessary to preserve the public health and protect the safety of the City's residents. The estimated expenditure is \$54,128.23.

ITEM NO. 9. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of October 13, 2015.

REGULAR AGENDA

ITEM NO. 10. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2092

Finance Director Jewell presented the item to the City Council and advised that the bond proceeds from the sale of the Certificates will fund street and infrastructure improvements at Glade Parks, which primarily includes Brazos Boulevard, Little Bear Creek Bridge, Heritage

Avenue, Brazos Boulevard, and the entrances from State Highway 121 (SH 121). The bonds will be repaid from revenues generated from the development as well as backed by the Glade Parks Public Improvements District. The term of the issuance will be 20 years at an interest rate of 3.032 percent, and at a value of \$3,030,000.

Council Member Bynum motioned to approve Ordinance No. 2092, considering all matters incident and related to the issuance and sale of "City of Euless, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2015," and authorizing the issuance of such certificates.

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. 11. OPENED PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-09-PD AND TABLED CONSIDERATION OF THE FIRST AND FINAL READING OF ORDINANCE NO. 2091

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

Planning and Development Director Mike Collins presented the item to the City Council and stated that the applicant, Beden Enterprises, LLC, is requesting to change the zoning of Kosambo Addition, Block A, Lot 1, 345 Westpark Way from Neighborhood Business (C-1) to Planned Development zoning district (PD). The request includes a proposal to convert one half of the building to an assisted living residence and would include the addition of seven (7) bedrooms, a common area which would include recreation, dining and kitchen spaces, and offices for on-site staffing. The applicant states that it will be a state licensed facility and no more than fifteen (15) residents will be housed in the location. Staff believes that the proposed use is consistent with other medical and related uses along Westpark Way and recommends approval. Additionally, the Planning and Zoning Commission held a public hearing on October 6, 2015, and recommended approval of the Planned Development by a vote of 4-0-0.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the case. Seeing none, Mayor Martin entertained a motion.

The applicant was not present to address questions related to the request from the City Council.

Council Member Tompkins motioned to table consideration of the request and continue the public hearing to the November 10, 2015, regular meeting until the applicant can be present to address the questions of the City Council.

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 SITE PLAN NO. 15-08-SP

Planning and Development Director Collins presented the item to the City Council and stated that the applicant, Gardner Capital, is requesting approval of a Site Plan for an age restricted senior housing project proposed to be located on 5.00 acres of the A.J. Huitt Survey, Abstract No. 709, Block 1, Lots A2 and A3, and a portion of Lot A1, Oak Crest Estates Addition located in the 500 Block of East Eules Boulevard (Gala at Oak Crest Estates). The development will consist of four (4) separate buildings. The primary structure will be a four-story, 120 unit senior living facility, and the additional three (3) buildings will consist of single-story cottages with four (4) units per building. He advised that the Planning and Zoning Commission considered this site plan on October 6, 2015, and recommended approval by a vote of 4-0-0.

John Palmer, Vice President of Development - Texas Region, and Jervon Harris, Senior Vice President -Texas Region, representing Gardner Capital, 4801 Woodway Drive, Suite 300-E, Houston, Texas, were present to address any questions related to the request.

John Palmer recognized the City and staff and commented that the process has been seamless. He expressed his excitement for the project and stated that he appreciates the opportunity to present what he considers an award winning project that will be an asset to the community.

Mayor Pro Tem Stinneford asked for clarification regarding the gated exit on the northwest side of the development (Eules Boulevard) as well as an explanation regarding the change of the layout of the buildings as originally proposed in the preliminary site plan.

Mr. Palmer replied that a secondary access is located on the northwest side of the development, and buffer zones, and overall aesthetics and flow were the contributing factors that lead to the change of the layout of the buildings.

Council Member Tompkins inquired about the use of only one (1) dumpster as well as the type of signage to be used for the development.

Mr. Palmer explained that in a typical senior living style product you do not have the volume of disposable waste that you would expect from a typical family. Additionally, he stated that any signage would meet the requirements of the city's code, but would be more along the lines of monument signage.

Council Member Bynum inquired if Gardner Capital will own and maintain the development.

Mr. Palmer stated that Gardner Capital is a build and hold company and has maintained ownership of 85 properties that they have been involved in developing over the past 25 years.

Council Member Eilenfeldt motioned to approve Site Plan No. 15-08-SP for commercial development proposed to be located on 5.00 acres of the A.J. Huitt Survey, Abstract No. 709, Block 1, Lots A2 and A3 and a portion of Lot A1, Oak Crest Estates Addition located in the 500 Block of E. Eules Boulevard.

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. 13 PUBLIC COMMENTS

There were no public comments.

ITEM NO. 14. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Council Member Eilenfeldt reminded the audience of the City of Eules Trunk or Treat celebration to be held on Saturday, October 31, 2015, 4 to 6:30 p.m. at the Eules Family Life Center, 300 West Midway Drive. The event will be moved indoors in the event of inclement weather.

ITEM NO. 15. ADJOURN

Mayor Martin adjourned the meeting at 7:34 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary