

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, September 27, 2016**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:33 p.m. on Tuesday, September 27, 2016, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Mayor Pro Tem Perry Bynum, Council Members Jeremy Tompkins, Eddie Price, Linda Eilenfeldt, and Harry Zimmer. Council Member Tim Stinneford arrived at 4:36 p.m.

During the Precouncil meeting:

- Mayor Linda Martin advised that Council Members Jeremy Tompkins and Linda Eilenfeldt represented Euless at the City of Grapevine GrapeFest Annual Mayoral Grapestomp on Saturday, September 17, 2016, and were awarded the prize for "Funniest Costume".
- Mayor Martin announced that Money Magazine, published by Time, Inc., has named Euless 18th on its annual list of "Best Places to Live in America." She expressed her appreciation to staff and the citizens for the wonderful recognition. Additionally, she announced that Council Member Eilenfeldt is being recognized by Hurst-Euless-Bedford Independent School District (HEB ISD) as their Distinguished Community Leader for 2016.
- Council Member Linda Eilenfeldt announced that she attended the Open House of NeuroFit Gym on Saturday, September 17, 2016, and was impressed with the facility. Additionally, she advised that Euless and Bedford first responders were honored at the St. Michael's Feast Day on Saturday, September 24, 2016.
- Mayor Martin announced that longtime volunteer Sherri Browning recently passed away and expressed her appreciation to the Police and Fire Departments for sending personnel to her funeral to honor her service.
- City Manager Loretta Getchell made several announcements:
 - Thursday, September 29, 2016, HEB Chamber Annual State of the Cities, Texas Star Golf Course, 7:30 a.m.;
 - Thursday, September 29, 2016, Swearing in ceremony for two new police officers, Police Training Room, 4:30 p.m.;
 - Friday, September 30, 2016, Edible Book Contest judging, Mary Lib Saleh Euless Public Library, 4:00 p.m.;
 - Saturday, October 1, 2016, Texas Junior Anglers Fishing Event, Wilshire Park, 9:00 a.m. to 12:00 p.m.;
 - Saturday, October 1, 2016, Plant Swap, North Euless Elementary, 9:00 a.m. to 11:00 a.m.;

- Saturday, October 1, 2016, Public Safety Open Houses, Police & Courts Building and Fire Station #3, 10:00 a.m. to 2:00 p.m.;
- Tuesday, October 4, 2016, National Night Out, 7:00 p.m.

Additionally, she expressed her appreciation to Director of Public Works Hal Cranor and Animal Control Supervisor Larry Atkinson for their efforts during the Trinity High School GAP Club Pet Fair held Saturday, September 24, 2016.

- Mayor Pro Tem Perry Bynum expressed his appreciation to Director of Parks and Community Services Ray McDonald for a wonderful dedication ceremony honoring Mike Daniels at The Parks at Texas Star Walk of Champions held on Saturday, September 24, 2016.
- City Manager Getchell reviewed the regular agenda.
- Director of Planning and Economic Development Collins presented the Development update, including the current commercial and residential development. Additionally, discussion followed regarding the interest in a potential hotel development to be located north of the intersection of State Highway 121 and Mid-Cities Boulevard.
- Finance Director Janina Jewell presented the Financial update for the period ending August 31, 2016.
- Assistant City Manager Chris Barker presented the Capital Projects update and advised of the timeline related to the sanitary sewer project along Crane Drive and Aransas Drive.

CLOSED SESSION

The City Council convened into closed session at 5:56 p.m. for deliberation regarding the following:

Seek legal advice from the City Attorney as authorized by Section 551.071 of the Texas Government Code related to:

- Open Meetings Act and Public Information

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

- Cresthaven Addition
- Glade Parks
- S. Pipeline Road

Deliberate the appointment, employment, evaluation, reassignment, duties discipline or dismissal of a public officer or employee as authorized by Section 551.074 of the Texas Government Code related to:

- Associate Municipal Judge

The City Council recessed closed session at 6:45 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
Deputy City Secretary Lindsay Wells
Police Chief Mike Brown
Director of Planning and Economic Development Mike Collins
Director of Public Works 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
Fleet and Facilities Administrator Kyle McAdams
Human Resources/Risk Administrator Carolyn Marshall

VISITORS

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|----------------|-----------------|--------------|
| Heath Barber | Beth Le Friant | Gene Shawl |
| Terry Barriere | Kay Price | Pam Shawl |
| Patricia Brown | Cynthia Pursley | Barney Snitz |
| Fred Gilfillan | Peter Pursley | |

INVOCATION

Assistant to the City Manager Betsy Deck gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Eddie Price led the pledge of allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR OCTOBER

Library Administrator Sherry Knight introduced Library Clerk Stasha Barriere. Stasha was accompanied by her husband, Terry, daughter, Lily, and members of the Library Department.

Mayor Martin presented Stasha with a plaque and certificate commemorating her selection as employee of the month for October 2016.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PIN

Police Chief Mike Brown introduced Police Lieutenant Troy Remington. Troy was accompanied by his wife, Debra, daughter, Katie, son, Colt, family friend, Steve Cooper, and members of the Police Department. Mayor Martin presented Troy with a service pin commemorating his 30 years of service with the City.

CONSENT AGENDA (items 3 through 5)

Mayor Martin asked Assistant City Manager Chris Barker to read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 5.

Mayor Pro Tem Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 3. APPROVED A JOB ORDER CONTRACT

Approved a job order contract with ABM Building Services, LLC, 4100 Amon Carter Boulevard, Fort Worth, Texas, for the maintenance, repair, and procurement of equipment and services needed to maintain and/or replace HVAC systems and components throughout the year. Products and services are provided on an as needed basis. The estimated expenditure is \$70,000.

ITEM NO. 4. AUTHORIZED CITY MANAGER TO EXECUTE A CONTRACT EXTENSION

Office Depot, the current office supply contractor, as approved through the National Intergovernmental Purchasing Alliance Company (National IPA) will continue to provide office supplies for a period of six months through April 2017. This is a unit price contract and the actual annual expenditure will be determined by actual quantities ordered. The estimated expenditure is \$75,000.

ITEM NO. 5. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of September 13, 2016.

REGULAR AGENDA**ITEM NO. 6. AUTHORIZED CITY MANAGER TO NEGOTIATE AND EXECUTE A DEVELOPMENT AGREEMENT**

Director of Planning and Economic Development Mike Collins informed the City Council that since 2013, Lennar Homes has been developing The Dominion, a single-family subdivision as part of the RiverWalk at Euless Planned Development District approved by City Ordinance No. 1904. Recently, Lennar Homes purchased additional property located immediately adjacent to The Dominion subdivision, but outside of the boundaries of the Planned Development District. For this property, the City Council approved a separate Planned Development on May 10, 2016 by Ordinance No. 2107, enabling the property to be developed as Phase V of The Dominion. The Development Agreement will enable an assessment of \$1,000 for each single-family residential lot to be collected at the time the building permit is issued.

Council Member Tompkins motioned to authorize the City Manager to negotiate and execute a Development Agreement with Lennar Homes of Texas Land and Construction, Ltd. related to The Dominion Phase V single-family subdivision.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 7. APPROVED A REQUEST FOR A TEMPORARY USE PERMIT NO. 16-05-CC

Council Member Price motioned to approve Temporary Use Permit No. 16-05-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 consecutive days, beginning October 13, 2016, and concluding on October 16, 2016.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 8. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2137

City Manager Getchell advised that the ordinance enacts certain regulations for Credit Access Businesses that operate within the City of Euless by establishing a registration program, imposing restrictions on extensions of consumer credit and imposing recordkeeping requirements. Additionally, she advised that, as requested by attorneys for the payday lending companies, a revised ordinance with an effective date of January 1, 2017, rather than effective immediately, has been presented for consideration. The January 1, 2017 effective date will allow the companies time to implement the new regulations.

Mayor Pro Tem Bynum motioned to approve the first and final reading of Ordinance No. 2137, amending the City of Euless Code of Ordinances, Chapter 18, "Businesses," by Adding Article IV, "Credit Access Businesses," Setting Forth Registration Requirements and Credit Extension Guidelines for Credit Access Businesses with the amendment to change the effective date to January 1, 2017.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 9. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2138

(Secretary's Note: This item is a companion item to Agenda Item No. 8.)

Mayor Martin advised that Ordinance No. 2138 establishes a non-refundable registration fee of \$25.00 for Credit Access Businesses.

City Manager Getchell advised that the City Council was provided a revised version of the ordinance by the City Attorney and asked that the new version be considered for approval. The changes do not alter the ordinance in a substantive way.

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2138, amending the City of Euless Code of Ordinances, Chapter 30, "Fees," by adding Section 30-26, "Credit Access Businesses Registration" with the amendments made by the City Attorney.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 10. HELD PUBLIC HEARING FOR ZONING CHANGE CASE NO. 16-02-ZC AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 2136

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

Director of Planning and Economic Development Collins presented the item to the City Council. The applicant is seeking to develop property adjacent to the Jack in the Box parcel at 109 East Fuller Drive to create a new parking area and the necessary number of parking spaces to enable the restaurant to reopen with indoor dining. Due to the Airport Freeway widening, TxDOT acquired property adjacent to North Main Street where head-in parking had been provided previously. The parcel is currently zoned Single Family Detached Dwelling District (R-1) and would not allow the property to be used to create parking for a commercial business. The applicant proposes to change the property to Neighborhood Business District (C-1) to match the existing zoning of the Jack in the Box property. Additionally, the Planning and Zoning Commission held a public hearing on September 6, 2016, and recommended approval of the zoning change by a vote of 6-0-0.

Applicant Beth Le Friant was present to address any questions.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the proposed zoning change. There being none, Mayor Martin closed the public hearing at 7:26 p.m.

Council Member Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2136, a zoning change of Westwood Village, Block 5, Lot 6, 109 East Fuller Drive to be changed from Single Family Detached Dwelling District (R-1) into Neighborhood Business District (C-1.)

Council Member Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 11. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 12. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Council Member Tompkins commended the Planning Department and the Planning and Zoning Commission for their efforts in working with the existing property owner to permit a business to continue to operate along Main Street (Agenda Item #10.)

Mayor Martin announced that Council Member Eilenfeldt is being recognized by the Hurst-Eules-Bedford Independent School District (HEB ISD) as their Distinguished Community Leader for 2016. She will be recognized on October 29, 2016, at their annual banquet.

Mayor Martin announced the following upcoming events:

- Friday, September 30, 2016, Edible Book Contest judging, Mary Lib Saleh Eules Public Library, 4:00 p.m.;
- Saturday, October 1, 2016, Texas Junior Anglers Fishing Event, Wilshire Park, 9:00 a.m. – 12:00 p.m.;
- Saturday, October 1, 2016, Plant Swap, North Eules Elementary, 9:00 a.m. – 11:00 a.m.;
- Saturday, October 1, 2016, Public Safety Open Houses, Police & Courts Building and Fire Station #3, 10:00 a.m. – 2:00 p.m.;
- Tuesday, October 4, 2016, National Night Out, 7:00 p.m.

ITEM NO. 13. ADJOURN

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

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary