

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

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:00 p.m. on Tuesday, January 27, 2015, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Mayor Pro Tem Linda Eilenfeldt, Council Members Jeremy Tompkins, Eddie Price, and Harry Zimmer. Council Member Perry Bynum arrived at 4:02 p.m. Council Member Tim Stinneford arrived at 4:44 p.m.

During the Precouncil meeting:

- Council Member Jeremy Tompkins announced that he attended both the Water University and the Traditional Tongan Dance Performance on Tuesday, January 20, 2015, and both events were excellent.
- Council Member Harry Zimmer complimented an Engineering employee whom he saw providing recommendations to his supervisor regarding a structure in McCormick Park and stated he was impressed with the dedication of the employee and his supervisor.
- City Secretary Kim Sutter stated that former Assistant to the City Secretary Holly Fimbres began her new position as Town Secretary for the Town of Trophy Club and announced Lindsay Wells as the new Deputy City Secretary.
- City Manager McKamie introduced Fiona Allen, Northern Region Manager, Trinity River Authority of Texas, to discuss the Trinity River Authority (TRA) debt sale.

Ms. Allen provided a brief overview of a proposed 2005 bond series refunding resolution that will be presented to the City Council for consideration in February. She advised that the proposed refunding will net a \$2 million savings to the City for a TRA project of which the City of Euless and the City of Bedford are founding members.

- Director of Planning and Economic Development Mike Collins presented the development update, including residential and commercial development, and the progress of the Glade Parks development and the Riverwalk development.
- Police Captain Gary Landers presented the code update, including types of inspections and violations, and introduced Police Lieutenant Brandon Zachary who will assume leadership of the Code Compliance Division.
- Director of Public Works Hal Cranor presented the quarterly public works report and stated that the FY2014 Sewer rehabilitation project is 80 percent complete and he has had no complaints from residents during the project.
- Director of Planning and Economic Development Collins addressed the Community Development Block Grant (CDBG) 41st Year project funding update, and stated that

as an entitlement city, Eules receives approximately \$280,000 per year. He advised the City Council of two proposed projects for the year:

- 1,840 foot water line replacement along Ector Drive;
- Repair or replace 17 handicapped accessible ramps throughout the City.

Discussion took place regarding the number of ramps that have already been completed as well as sewer projects. Mr. Collins confirmed that 391 ramps have been completed to date and there are no current critical sewer projects.

- Finance Director Janina Jewell presented the financial update for the first quarter of FY2015 ending December 31, 2014. Additionally, she advised that the Comprehensive Annual Financial Report (CAFR) for FY2014 ending September 30, 2014, will be presented at the next City Council Meeting.
- Director of Public Works Hal Cranor presented the water update and stated that the water reserves are up 2 percent due to recent rains but are down 9 percent overall from the same time period one year ago.
- City Manager McKamie provided the capital report and stated that the recently installed video wall in the Council Chambers is undergoing further testing during tonight's meeting.
- City Manager McKamie reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 5:55 p.m. for deliberation regarding the following:

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

- Ash Lane
- Cresthaven Addition

Personnel matters as authorized by Section 551.074 of the Texas Government Code related to:

- City Manager

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 6:34 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 Gary McKamie
Deputy City Manager Loretta Getchell
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
Marketing/Communications Manager Betsy Deck
Assistant Police Chief Bob Freeman
Information Services Administrator Scott Joyce
Library Administrator Sherry Knight
Fleet and Facility Administrator Kyle McAdams

VISITORS

Lisa Bynum	Marianne McGinnis	Michael Tonti
Andy Chesney	Kay Price	John Zikos
Debi Chesney	John Schleeter	
John Deithloff	David Sukenik	
Shawn Getchell	Lori Tompkins	

INVOCATION

Police Chief Mike Brown gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Jeremy Tompkins led the pledge of allegiance.

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

Director of Planning and Economic Development Mike Collins introduced Building Official Don Sheffield. Don was accompanied by his wife, Christine Brunelle, daughters, Breann and Bailey Brunelle and Elise Sheffield, and sons, Blake Brunelle and Eric Sheffield, and members of the Planning and Development Department.

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

ITEM NO. 2. PRESENTATION OF QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING DECEMBER 31, 2014

Finance Director Jewell presented the quarterly financial report for the period ending December 31, 2014.

CONSENT AGENDA (items 3 through 8)

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 8.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 3. APPROVED RENEWAL OF RFP NO. 003-12

Renewed RFP No. 003-12 for a one year extension for depository services with Frost National Bank.

Deputy City Manager Loretta Getchell stated that the original contract was for a three year term with an option for three additional one year renewals and this will be the second renewal request. She informed the City Council that the fees and terms of the contract will remain the same and the City has enjoyed a good level of service from Frost National Bank.

ITEM NO. 4. ACKNOWLEDGED RECEIPT OF FY2014 ANNUAL INVESTMENT REPORT

Deputy City Manager Getchell stated that the City's Investment Officer is required by state law to submit a written investment report detailing the City's investment transactions for the fiscal year and the report has been included in the City Council packet.

ITEM NO. 5. APPROVED RESOLUTION NO. 15-1453

Approved Resolution No. 15-1453, approving the City's Investment Policy for all funds invested for the City of Euless with an amendment to remove detailed requirements of the Quarterly Reports section and refer directly to the requirements as specified in state law.

ITEM NO. 6. APPROVED REVISION TO FISCAL POLICIES

Deputy City Manager Getchell stated that the City's Fiscal Policies are reviewed annually and updated as deemed necessary. Changes to the current policy include the expansion of the debt management section to incorporate additional guidelines related to debt issuance.

ITEM NO. 7. APPROVED RESOLUTION NO. 15-1452

Approved Resolution No. 15-1452, supporting the adoption and implementation of a Clean Fleet Policy.

Deputy City Manager Getchell stated that the City Council originally adopted a clean fleet policy in 2006 and Resolution No. 15-1452 renews the City's support and updates the language and guidance relevant to the recently adopted Regional Transportation Council's (RTC) resolution.

ITEM NO. 8. APPROVED OF CITY COUNCIL MINUTES

Approved City Council minutes of the special called meeting of January 12, 2015, and the regular meeting of January 13, 2015.

REGULAR AGENDA**ITEM NO. 9. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 14-04-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2053**

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

Director of Planning and Economic Development Collins presented the case to the City Council. He stated that Michael Tonti, owner of Tonti Properties, is seeking approval to create a Planned Development of approximately 37 acres at the north east corner of Heritage Road and Cheek-Sparger Road to be called Glade Parks South. The Planned Development will create four sub-districts to include Large Scale Retail with only single commercial end-users occupying 25,000 square feet or greater of space, Commercial/Retail, Urban Lofts, and Park Areas and Wetlands. Mr. Collins advised that the Planned Development would allow for the construction of townhomes. He also stated that, unlike the Glade Parks development, Glade Parks South would not allow gas drilling operations of any kind.

Michael Tonti, 10310 Woodward Drive, Dallas, Texas, expressed his appreciation to the City Council and City staff for their work and attention to this project as well as the Glade Parks development. He stated that his company is a third generation family business and they maintain what they develop. He and his partners have been able to work with retailers and architects to ensure their vision for the project.

David Sukenik, 4949 Westgrove Drive Suite 100, Dallas, Texas, stated that they are headquartered in Dallas and are able to address any issues personally as they have their own in-house management company. The company looks for locations that will continue to

grow and are eager to build something unique. He presented several projects Tonti Properties has completed.

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 7:28 p.m.

Council Member Tompkins commented about a project under construction in Las Colinas and commended Mr. Tonti on the organization of his projects.

Mayor Pro Tem Eilenfeldt motioned to approve the first and final reading of Ordinance No. 2053, changing the zoning of 37.158 acres of land located in the B.B.B. & C. Railroad Survey, Abstract No. 204, Tract 4B2B; J. Doss Survey, Abstract No. 441, Tracts 3A, 3B, and 3D, from Texas 121 Gateway District (TX-121) to Planned Development (PD) zoning district to allow mixed-use commercial/residential development to be known as Glade Parks South.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 10. APPROVED RESOLUTION NO. 15-1451

Council Member Price motioned to approve Resolution No. 15-1451, calling a general election for the offices of City Council Members, Place 5 and Place 6, on Saturday May 9, 2015, and authorized a contract with Tarrant County to furnish election services and equipment.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

Mayor Martin stated that candidate filing for the May 9, 2015 election begins Wednesday, January 28, 2015, at 8:00 a.m. through Friday, February 27, 2015, at 5:00 p.m. in the City Secretary's Office.

ITEM NO. 11. AUTHORIZED CITY MANAGER TO EXECUTE A CHAPTER 380 AGREEMENT BY AND BETWEEN THE CITY OF EULESS AND GLADE INLINE 1, LLC

Deputy City Manager Getchell informed the City Council that the Chapter 380 Agreement authorizes the City to enter into an agreement with a developer at Glade Parks to bring a retail anchor store to the development. The retail anchor store would be required to be a full line department store of at least 90,000 square feet. The agreement would allow the rebate of a portion of the sales tax that is received by the City from the anchor store for a period not to exceed 10 years if certain conditions are met.

Mayor Pro Tem Eilenfeldt motioned to authorize the City Manager to execute a Chapter 380 Economic Development Program Agreement between the City of Eules and Glade Inline 1, LLC, providing a financial incentive to secure a retail anchor store for the Glade Parks Development.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 12. APPROVED SECOND AMENDMENT TO LEASE AND INCENTIVE AGREEMENT BY AND BETWEEN EULESS DEVELOPMENT CORPORATION, THE CITY OF EULESS AND U.S. CONCRETE, INC., AND ITS SUBSIDIARY REDI MIX, LLC

Deputy City Manager Getchell advised that this agreement authorizes an amendment to a previously approved lease agreement with U.S. Concrete and its subsidiary Redi Mix, LLC, to allow them to expand their corporate headquarters located on Main Street by adding an additional 15,000 square feet. The building is owned by the Eules Development Corporation (EDC) and improvements to the building become property of the EDC. U.S. Concrete would pay for the expansion and would be eligible for a rebate equal to the cost of the improvements when certain thresholds are met based on expected increased sales tax revenues.

Council Member Tompkins motioned to approve a second amendment to lease and incentive agreement by and between Eules Development Corporation, the City of Eules, and U.S. Concrete, Inc. and its subsidiary Redi Mix, LLC.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 13. APPROVED EXTENSION OF CONTRACT FOR CITY SECRETARY

Council Member Stinneford motioned to approve an extension of the City Secretary's contract to January 31, 2017.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. ACCEPTED THE RETIREMENT OF CITY MANAGER GARY MCKAMIE

Council Member Bynum motioned to accept the retirement of City Manager Gary McKamie effective January 31, 2015.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 15. APPOINTED CITY MANAGER AND APPROVED CONTRACT FOR CITY MANAGER

Council Member Stinneford motioned to appoint Loretta Getchell as City Manager effective February 1, 2015, and approve a contract for the City Manager through January 31, 2017.

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

City Manager Loretta Getchell thanked the Mayor and City Council for their support and stated that it is an honor to accept the appointment. She acknowledged that Euless is a

special place to live and work with wonderful citizens who give their time and talent as well as top notch employees including the Directors and Administrators who also understand Euleless is a special place. We have been blessed with a rich history of Mayors and Councils who have paved the way for the growth Euleless is currently experiencing with their continuity of leadership, stability, spirit of cooperation and teamwork, and genuinely cared for the City's employees.

Personally, she recognized several individuals instrumental in her career including former City Manager Tom Hart who hired her, former City Manager Joe Hennig who has been a constant source of support and encouragement, and City Manager Gary McKamie. Gary has been a mentor, teacher, and friend to her. She understands that she cannot fill his shoes and will not try but will try to make him proud. She thanked her husband, Shawn. Additionally, she thanked Assistant City Manager Chris Barker who has been her partner for four years and she is especially grateful to him.

She announced that she will be appointing Assistant Police Chief Bob Freeman as the new Deputy City Manager and thanked him for postponing his retirement to join the City Manager's Office. She informed the City Council that she will continue the leadership philosophy to lead by doing the right thing.

ITEM NO. 16. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 17. REPORTS

City Attorney

City Attorney Wayne Olson acknowledged that he has been the City Attorney for three years in Euleless and also works with other cities as well where he is able to see how different cities function. He stated that he is impressed with Euleless and expressed his appreciation for the City Council and City staff for their continuous work on behalf of the citizens. He hopes that everyone appreciates the talents of the staff who work for the citizens to make it a great city.

City Council

On behalf of the City Council, Mayor Martin expressed appreciation to Gary McKamie for his years of service to the City. She stated that there are no words to describe the wonderful man that he is, and all of our lives are richer because he has been a part of them. We are all better people as a result of having Gary in our lives and there are no appropriate words to express our true feelings about Gary and what his service has meant to the City.

City Manager

City Manager McKamie acknowledged his wife, Paula, in the audience and thanked her for her support. He stated that unlike Ms. Getchell, who plans all of her comments, he does not and wishes he had more to say. He acknowledged Debi and Andy Chesney, owners of B&B Wrecker, and explained that when Debi and Andy bought the business, it was struggling. He added that they have built the business to what it is today and stated that it has been his

blessing to have served with ‘builders’. He explained that he believes there are three different kinds of people . . . people that build things, people that tear them down, and people that do nothing, and it has been a blessing to work around people who ‘build’ things. He surmised that, “If you look back and say that I was a builder of people and builder of things, then that is okay.”

ITEM NO. 18. ADJOURN

Mayor Martin adjourned the meeting at 7:45 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary