

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, November 10, 2015**

A regular meeting of the Eules City Council was called to order by Mayor Linda Martin at 4:30 p.m. on Tuesday, November 10, 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 expressed her appreciation to the Parks and Community Services department staff for their efforts in hosting a spectacular Trunk or Treat event held on Saturday, October 31, 2015, at the Eules Family Life Center.
- Mayor Pro Tem Tim Stinneford announced that 22 members of the Eules Community Emergency Response (CERT) team participated in a regional training and search and rescue exercise on Saturday, November 7, 2015, at North Lake College.
- Council Member Harry Zimmer advised that he attended the Grapevine/Colleyville Education Foundation Galaxy Team Breakfast on October 29, 2015.
- Council Member Jeremy Tompkins announced that he attended the *'Make It and Take It'* crafts event at the Mary Lib Saleh Eules Public Library on Thursday, November 5, 2015, where the attendees made baskets, and stated that it was a great event.
- Mayor Linda Martin thanked those City Council members and their spouses who were able to attend the HEB Hall of Fame dinner on Saturday, November 7, 2015, and show support for honoree Neil Adams. Further, she expressed her appreciation to all those who were able to support the Eules Citizens Fire Academy Alumni Association steak dinner fundraiser held October 24, 2015.

She recognized Assistant to the City Manager Betsy Deck for organizing the Water University held on Wednesday, November 4, 2015. Additionally, she announced that the Tongan Community Choir Concert will be held Sunday, December 27, 2015, at 7:00 p.m. at St. Michaels Church.

- City Manager Loretta Getchell made the following announcements:
 - Expressed appreciation to those who were able to attend the Tongan Community Diabetes Awareness Walk held Saturday, November 7, 2015, at the Eules City Hall Complex;
 - Passing of Yvonne Boyd, spouse of retiree Elmer Boyd.

Police Chief Mike Brown announced that the Eules Small Business Association organized a student / police lunch that will be held Wednesday, November 11, 2015, at Trinity High School. Additionally, he announced Coffee with a Cop events that the

Police Department has held recently for citizens to interact with the Police Department.

- Assistant City Manager Chris Barker presented the communication tower update and advised that staff has been evaluating a new site near the Fire Administration Building for the communication tower due to drainage issues related to the original proposed site.

Council discussion ensued regarding potential lease terms, land use, and technological requirements.

- Director of Parks and Community Services Ray McDonald presented and reviewed the proposed changes to the recreational fees in conjunction with providing a towel service.
- City Manager Getchell reviewed the regular agenda.

CLOSED SESSION

The City Council convened into closed session at 5:53 p.m. for deliberation regarding the following:

Personnel matters as authorized by Section 551.074 related to:

- Court Judge Evaluation

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

- Fuller Wiser Road
- North Ector Drive
- North Sheppard Drive
- Dickey Drive

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 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
 Texas Star General Manager Glenda Hartsell-Shelton
 Information Services Administrator Scott Joyce
 Library Administrator Sherry Knight
 Fleet and Facility Administrator Kyle McAdams
 Human Resources/Risk Administrator Carolyn Marshall

VISITORS

Sherri Browning	Kay Price	Peggy Vandiver
Lisa Bynum	Irma Reyes	Will Weeks
Liz Campbell	Jason Reyes	Mavy Wright
Shirley Daily	Lori Tompkins	

INVOCATION

Council Member Eddie Price gave the invocation.

PLEDGE OF ALLEGIANCE

Girl Scout Troop 1554 led the pledge of allegiance.

ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Mike Brown introduced Office Josh Abedraboh. Josh was accompanied by members of the Police department. Mayor Martin presented Josh with a service pin commemorating his five years of service with the City.

Deputy City Manager Bob Freeman introduced Human Resources/Risk Administrator Carolyn Marshall. Carolyn was accompanied by members of the Human Resources Department. Mayor Martin presented Carolyn with a service pin commemorating her 10 years of service with the City.

ITEM NO. 2. PRESENTATION OF CERTIFICATES TO FIRE PREVENTION POSTER WINNERS

Fire Marshal Paul Smith gave a brief history of the Fire Safety Poster Contest and introduced the grand prize winners for each grade level:

- First Grade: Angelo Tuapen (Wilshire Elementary)
- Second Grade: Alyssa Buczkowski (Bear Creek Elementary)
- Third Grade: Raghad Dagoushin (Bear Creek Elementary)
- Fourth Grade: Nancy Laison (Bear Creek Elementary)
- Fifth Grade: Korban Seng (Lakewood Elementary)
- Sixth Grade: Alexia Strunk (Midway Park Elementary)

Mayor Martin and Fire Chief Rhodes presented each grand prize winner with a certificate, their poster, and a goodie bag.

CONSENT AGENDA (items 3 through 7)

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 7.

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 CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

Authorized the City Manager to enter into an Interlocal Agreement with the North Central Texas Council of Governments (NCTCOG) for operation of the Trinity Railway Express commuter rail services. The City of Euless has been a participating city in the Trinity Railway Express since 2002. The North Central Texas Council of Governments (NCTCOG) has requested approval of an Interlocal Agreement for FY2016. The estimated annual expenditure is \$106,675.

ITEM NO. 4. AUTHORIZED PURCHASE OF THREE AUTOMATIC COMPRESSION SYSTEMS

Authorized the purchase of three Lucas automatic compression systems from Physio Control, 11811 Willows Road, Redmond, Washington, for Fire/EMS Services. These devices perform chest compressions during resuscitative efforts when treating cardiac arrests eliminating the physical element of chest compressions by the firefighter. The equipment is only available through a sole source due to the specific technical medical application and operations required of the units. The total estimated expenditure is \$58,969.69.

ITEM NO. 5. RENEWED BID NO. 003-14

Approved a one-year extension of Bid No. 003-14 with ABM Building Services LLC, 4100 Amon Carter Boulevard, Fort Worth, Texas, for an HVAC system comprehensive maintenance program for city facilities including City Hall, Finance/ Human Resources Building, Development/ Engineering Building, Fire Administration/ Purchasing Building, and

the Euless Family Life Center (EFLC.) The bid requested an agreement for a period of one year with an option to renew for four additional one-year periods by mutual written agreement. This will be the second extension period. The renewal rate does not include a cost increase. The estimated expenditure is \$54,492.

ITEM NO. 6. AWARDED BID NO. 008-15

Awarded Bid No. 008-15 for a construction contract to William J. Schultz, Inc. dba Circle C Construction, 856 Valle Street, Fort Worth, Texas, for the replacement of sanitary sewer mains in portions of the Westwood Village Addition and the Green Hills Park Addition and authorized the City Manager to enter into a contract including add alternate #1 if required. The bid includes an add alternate to allow for the replacement of 635 feet of 10" line to a 12" line along the south side of South Pipeline Road just east of Main Street to Karen Lane. This is to provide sanitary sewer service to a proposed residential subdivision on the north side of Pipeline Road. The estimated expenditure is \$577,357.

ITEM NO. 7. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of October 27, 2015.

REGULAR AGENDA

**ITEM NO. 8. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE
CONVEYANCE DOCUMENTS**

Planning and Economic Development Director Mike Collins informed the City Council that the City obtained property located at 203 Dickey Drive, 204 Dickey Drive, and 205 Dickey Drive, as part of a legal settlement related to the former Dickey Apartments. The property is zoned "R-1" single-family detached zoning district and has remained vacant since the demolition of the apartment buildings. The City Council authorized the City Manager to publish a Notice to Bidders for the sale of the properties. Bloomfield Homes was the sole bidder with a bid amount of \$130,075.00. Closing on the property is contingent upon the property being rezoned in accordance with the city's acceptance of the bidder's Development Plan. Bloomfield Homes proposes to develop single-family detached residential lots consistent with the Gala at Oak Crest PD (15-03-PD) Ordinance No. 2070 that was approved by the City Council June 23, 2015.

Council Member Price motioned to authorize the Mayor to negotiate and execute conveyance documents for the sale of approximately 1.08 acres of city owned property situated in the Oak Crest Estates Block 2, Lot 2RA1 (203 Dickey Drive); Block 2 Lot 1R (205 Dickey Drive); and Block 1, Lots 1R & 2R1 (204 Dickey Drive).

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. 9. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS

Mayor Martin advised that as part of the State Highway 183-Midtown Express project, the State of Texas has offered the City \$144,764 for City of Euless owned property consisting of a 17,902 square foot (0.4110 acre) tract of land located at 201 N. Ector Drive. The subject property, known as parcel 36, is necessary to the completion of the Midtown Express project.

Council Member Zimmer motioned to authorize the Mayor to negotiate and execute conveyance documents for the sale of city owned property consisting of a 17,902 square foot (0.4110 acre) tract of land located at 201 N. Ector Drive.

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. 10. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS

Mayor Martin advised that as part of the State Highway 183-Midtown Express project, the State of Texas has offered the City \$14,520 for City of Euless owned property consisting of a 1,210 square foot (0.0278 acre) tract of land located at 111 N. Sheppard Drive. The subject property, known as parcel 32, is necessary to the completion of the Midtown Express project.

Council Member Zimmer motioned to authorize the Mayor to negotiate and execute conveyance documents for the sale of city owned property consisting of a 1,210 square foot (0.0278 acre) tract of land located at 111 N. Sheppard Drive.

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. 11. APPROVED REVITALIZATION PLAN AGREEMENT BY AND BETWEEN THE CITY OF EULESS, GARDNER CAPITAL DEVELOPMENT TEXAS, LLC AND BLOOMFIELD HOMES

Planning and Economic Development Director Collins informed the City Council that Gardner Capital Texas, LLC and Bloomfield Homes, L.P. have pledged to jointly contribute \$100,000 to a Community Revitalization Fund. The City Council adopted Resolution No. 15-1450 on January 13, 2015, supporting Gardner Capital Texas, LLC application to the Texas Department of Housing and Community Affairs for federal tax credits that would enable construction of an age restricted Senior Housing project. The resolution also included support for the Euless Revitalization Plan #1 target area. Gardner Capital has purchased 14 acres of land within the target area. Having successfully secured the tax credits, Gardner Capital will be developing the senior housing project on five of the 14 acres. The remaining nine acres will be developed as a single family detached residential development by Bloomfield Homes, L.P.

Council Member Eilenfeldt motioned to authorize the City Manager to Execute an Agreement to Accept Contributions to a Community Revitalization Fund.

Council Member Price 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. CONTINUATION OF PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 15-09-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2091

(Secretary's Note: Public hearing is a continuation of the public hearing opened at the October 27, 2015, regular meeting.)

Mayor Martin continued the public hearing at 7:27 p.m. for Planned Development 15-09-PD.

Planning and Economic Development Director 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 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 15 residents will be housed in the location. 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 closed the public hearing at 7:31 p.m.

Andy Igwe, Architect, 14445 Webb Chapel Road, Farmers Branch, Texas, representing the applicant was present to address any questions.

Mayor Pro Tem Stinneford inquired about the size of bedrooms. Mr. Igwe confirmed that the average square footage of a bedroom is 200 square feet.

Council Member Tompkins inquired about the kind of medical equipment that is being planned for the bedrooms and if the required equipment requires special electrical needs. Mr. Igwe stated that no special electrical requirements are necessary.

Council Member Bynum asked if the remainder of the building would be converted to an assisted living facility. Mr. Igwe stated that there are no plans at this time to convert the entire building to an assisted living facility; however, the possibility does exist.

Mayor Pro Tem Stinneford expressed his concern regarding housing 14 people in a small facility.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2091, approving a Planned Development 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).

Council Member Price seconded the motion.

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

Nays: Bynum

Mayor Martin declared the motion carried.

ITEM NO. 13. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2093

Mayor Martin advised that Lennar Homes, owner of The Estates at Bear Creek Subdivision, petitioned the City, as allowed by Section 542.008 of the Texas Transportation Code, to extend certain specified traffic rules that apply to roads owned by the municipality to the roads within The Estates at Bear Creek. The change will enable Euless police officers to enforce traffic safety, parking, and vehicle violations within the subdivision.

Council Member Bynum motioned to approve the first and final reading of Ordinance No. 2093, approving an extension of certain specified traffic rules to the roads in the Estates at Bear Creek Subdivision.

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. 14. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2094

Planning and Economic Development Director Collins presented the item to the City Council and explained that the ordinance would grant food establishments the ability to formally request a variance that would allow customers to bring dogs onto a patio of the food establishment during business hours. Typically, food establishments/restaurants would not allow dogs and other pets within a food service environment for sanitary reasons. The State of Texas through the Texas Administrative Code, allows municipalities to enact ordinances which establish variances to certain health codes to create a dog-friendly environment within an outdoor patio

The conditions proposed are:

- Dogs would be prohibited within the interior of the food establishment.
- A separate entrance to the outdoor patio would be provided so that dogs may enter and dogs would not be allowed within seven (7') feet of the door to the interior of the food establishment.
- Appropriate signage designating where dogs may or may not be located is to be installed.
- Doors from the patio to the interior of the food establishment must be self-closing.
- No food preparation, including mixing drinks may be performed on the patio.
- Hand sanitizer shall be made available at all entrances.
- A specific cleaning schedule at least every six hours must be maintained for the patio. Any waste from the dogs must be cleaned up with animal friendly chemicals within five (5) minutes of each occurrence.
- Wait staff may not interact with the dogs.
- Dogs must be kept on leashes and remain in control of the owner.
- Dogs must stay on the ground.
- Dogs cannot interact with utensils, plates or other food service implements.
- Wait staff or food handlers may not directly serve a dog any food while in the outdoor patio area, but may provide dogs water in a disposable container or a container provided by the owner.
- The food establishment must notify Animal Control of any incidents between dogs or other persons which might constitute a rabies control incident.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2094, amending the City of Euless Code of Ordinances, Chapter 42, Article I, "Food Establishments," and Chapter 30, "Fees" of the City of Euless Code of Ordinances to create a variance process authorizing food establishments to allow dogs in outdoor dining areas.

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. 15. APPROVED SITE PLAN NO. 15-07-SP

Planning and Development Director Collins presented the item to the City Council and stated that the applicant, Kevin Murphy representing Autozone, has requested a Site Plan for commercial development proposed to be located on 0.762 acres of the A.M. Downen Survey, Abstract No. 415 located in the 800 Block of South Industrial Boulevard. The Planning and Zoning Commission expressed a concern during the meeting that there was a potential sight visibility conflict with the landscaping on the site and the north shared entrance to the property. Staff has verified that the trees planted along the street frontage are outside of the required eight (8') foot by 70 foot visibility triangle. Low landscaping (less than 24 inches tall) may be planted within the visibility triangle. Additionally, The Planning and Zoning Commission recommended approval of this site plan at their October 20, 2015 regular meeting with a vote of 6-0-0.

Mayor Pro Tem Stinneford motioned to approve Site Plan No. 15-07-SP for commercial development proposed to be located on 0.762 acres of the A.M. Downen Survey, Abstract No. 415 located in the 800 block of S. Industrial Boulevard.

Council Member Bynum 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. 16. APPROVED RESOLUTION NO. 15-1478

Council Member Eilenfeldt motioned to approve Resolution No. 15-1478, casting 22 votes for Mark Wood to serve as a Director on the Tarrant County Appraisal District Board of Directors for a two year term beginning January 1, 2016.

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. 17. APPROVED BOARD AND COMMISSION APPOINTMENTS

Council Member Tompkins motioned to approve the following appointments to the various boards and commissions:

BOARD/COMMISSION	NAME	PLACE	TERM EXPIRES
ANIMAL SHELTER	Susan Read, D.V.M.		12/31/2016
ADVISORY BOARD	Kenneth Horn		12/31/2016
CIVIL SERVICE COMMISSION	Bobby Baker	3	12/31/2018
EULESS NON-PROFIT INDUSTRIAL DEVELOPMENT CORPORATION	Harry Zimmer	2	12/31/2016
EULESS DEVELOPMENT CORPORATION	Sonja Adams	5	
	Wayne Marrs	6	
	Carmen Deithloff	7	
	Mayor Linda Martin	1	
	Mayor Pro Tem Tim Stinneford	2	
	Council Member Jeremy Tompkins	3	
	Council Member Linda Eilenfeldt	4	
LIBRARY BOARD	Allan Gibbs	1	
	Mike McGehee	3	
	Carol Kveck	6	
	Jim Hamilton	Alt. 1	12/31/2016
	Cristen Cirrincione	Alt. 2	12/31/2016
PARKS & LEISURE SERVICES	Jason Reyes	1	12/31/2016
	John Raab	2	
	Randy Jones	3	
	Tiffany Smith	6	
	Salman Bhojani	Alt. 1	12/31/ 2016
	Mohib Nawad	Alt. 2	12/31/2016
PLANNING & ZONING COMMISSION	Eric Owens	1	
	Kenny Olmstead	2	
	LuAnn Portugal	3	
TIRZ #4 (Midtown)	Mayor Linda Martin		

Mayor Pro Tem Tim Stinneford
Council Member Linda Eilenfeldt
Council Member Eddie Price

ZONING BOARD OF ADJUSTMENT	Robert Wooldridge	1	
	Clarence Moore	2	
	Ron Young	3	12/31/2016
	Curtis Brown	Alt. 1	
	Steven Elliott	Alt. 2	
 HEB TEEN COURT	 Aaron Lindeman	 1	 12/31/2016
	Renu Sloan	2	
	Kenneth Carroll	Alt. 1	
	Alford Browning	Alt. 2	12/31/2016

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. 18. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 19. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin announced that the next City Council meeting will be held Tuesday, November 24, 2015, in the Council Chambers at City Hall.

ITEM NO. 20. ADJOURN

Mayor Martin adjourned the meeting at 7:53 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary