

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, May 24, 2016**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:32 p.m. on Tuesday, May 24, 2016, 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, Linda Eilenfeldt, Harry Zimmer, and Perry Bynum. Council Member Eddie Price was not present due to a scheduled absence.

During the Precouncil meeting:

- Council Member Jeremy Tompkins advised that he attended the Euless Citizens Fire Academy graduation on Thursday, May 12, 2016, and the Euless Citizens Police Academy graduation on Thursday, May 19, 2016. Additionally, he, Mayor Linda Martin, and Council Members Linda Eilenfeldt and Harry Zimmer attended the Tongan Youth of Texas graduation on Friday, May 20, 2016.
- Council Member Linda Eilenfeldt advised that the Euless Police and Fire Community Fun Walk held Saturday, May 21, 2016, was a great event and expressed her appreciation to the event coordinators.
- Council Members Harry Zimmer and Perry Bynum expressed their appreciation to staff for coordinating with Republic Services for the special limb pickup after the recent storms.
- City Manager Loretta Getchell also recognized the Public Works and Parks Department staff for their hard work following the storms.

Assistant City Manager Chris Barker provided an update on the special limb pickup by Republic Services.

- Police Chief Mike Brown announced that Captain Gary Landers has been promoted to Assistant Chief. He will be sworn in on Thursday, June 2, 2016, at 3:00 p.m.
- Police Chief Brown presented the quarterly Police Department update for the period ending March 31, 2016. He introduced new employees and provided statistics including response times, crimes against persons, and property crimes.

City Manager Getchell advised that discussion has taken place regarding long term plans to honor Officer David S. Hofer and she recommended that the family and Police Department personnel have input on a memorial. She asked that

further discussion take place during an upcoming budget worksession to identify funding and establish parameters for the recognition memorial.

- City Manager Getchell reviewed the regular agenda.
- Assistant City Manager Chris Barker presented the Development update and provided information regarding upcoming Specific Use Permit applications that will be presented for consideration at an upcoming City Council meeting.
- Fire Marshall Paul Smith and Building Official Don Sheffield presented the Fire and Building Code updates and advised that ordinances to adopt the 2015 International Fire Code, the 2009 International Building Code, and the 2014 National Electric Code, with amendments will be presented at an upcoming City Council meeting.

The City Council recessed the Precouncil meeting at 6:37 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
Assistant Finance Director Jackie Theriot
Assistant Director of Public Works James Whitt
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
Human Resources/Risk Administrator Carolyn Marshall
Texas Star Manager Glenda Hartsell-Shelton
Senior Planner Stephen Cook

VISITORS

Sherneane Abdullah
Sal Alfieri

Kim Black
Leah Cardinal

Randy Cardinal
Nedal Darsalem

Ronald Jones
Jim Laney
Roxanne Laney
Alisi Lolohea
Ofeina Lolohea

Alyssa McKanna
Lee Morris
Betty Priddy
Jason Reyes
Pam Shawl

Abby Sparesus
Jennifer Sparesus
Faye Stinneford
Lori Tompkins
Peggy Vandiver

INVOCATION

Police Chief Mike Brown gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Harry Zimmer led the pledge of allegiance.

ITEM NO. 1. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION

City Attorney Wayne Olson administered the Oath of Office to Tim Stinneford, elected Council Member, Place 1. Mayor Linda Martin presented Council Member Stinneford with a Certificate of Election.

ITEM NO. 2. PRESENTATION OF EMPLOYEE OF THE MONTH FOR JUNE

Assistant Director of Public Works James Whitt introduced Leadman Roddy Williams. Roddy was accompanied by his sons, Jonathan, David, and Jeremy, and members of the Public Works Department.

Mayor Martin presented Roddy with a plaque and certificate commemorating his selection as employee of the month for June 2016.

ITEM NO. 3. PRESENTATION OF EMPLOYEE SERVICE PIN

Human Resources/Risk Administrator Carolyn Marshall introduced HR Generalist Anniece McKanna. Anniece was accompanied by her mother, Peggy Vandiver, daughter, Alyssa McKanna, friends, Jennifer Sparesus, Abby Sparesus, Kim Black, Pam Shawl, Zella Stierwalt, and members of the Human Resources Department. Mayor Martin presented Anniece with a service pin commemorating her 30 years of service with the City.

ITEM NO. 4. SELECTION OF MAYOR PRO TEM

Council Member Stinneford motioned to nominate Council Member Perry Bynum to serve as Mayor Pro Tem.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

CONSENT AGENDA (items 5 through 7)

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 5 through 7.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 5. AUTHORIZED CITY MANAGER TO EXECUTE A PROJECT UTILITY ADJUSTMENT AGREEMENT WITH SOUTHGATE MOBILITY PARTNERS, LLC

The Project Utility Adjustment Agreement (PUAA) serves as the formal agreement between the City of Euless and SouthGate for the necessary adjustments of existing city utilities impacted by the State Highway (SH) 183 Managed Lanes Project. The agreement specifies terms of the utility adjustments, including the responsibilities of each party, the design and construction standards, the cost sharing allocation, inspection, and acceptance.

ITEM NO. 6. RENEWED BID NO. 011-14

Renewed Bid No. 011-14 for the annual contract for concrete repairs to TJ Concrete, 3325 Panola Avenue, Fort Worth, Texas. The contract provides for various types of concrete work including flat work, curb and gutter, Americans with Disabilities Act (ADA) ramps, driveways and drive approaches. The original contract was awarded in June 2014 with an initial term of one year with an option for four one year renewals. This is the second renewal and the estimated annual expenditure is \$200,000.

ITEM NO. 7. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of May 10, 2016, and the special called meeting of May 17, 2016.

REGULAR AGENDA

ITEM NO. 8. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2111

Assistant City Manager Barker advised the City Council that Eules is a member of the Atmos Cities Steering Committee (ACSC) which negotiates on behalf of member cities with Atmos Energy Corporation, Mid-Tex Division when they seek rate increases. The 2016 RRM filing is the fourth RRM filing under the renewed RRM Tariff. On March 1, 2016, Atmos made a filing requesting \$35.4 million additional revenues on a system-wide basis. The average monthly residential charge will increase by approximately 2.43 percent or \$1.26 per month. The average monthly commercial charge will increase by approximately 1.43 percent or \$3.81 per month. The increase will go into effect on June 1, 2016.

Council Member Zimmer motioned to approve Ordinance No. 2111, approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the company's 2016 Rate Review Mechanism (RRM) filings.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 9. APPROVED SITE PLAN NO. 16-02-SP

Senior Planner Stephen Cook presented the site plan to the City Council. He advised that McDonalds intends to demolish and reconstruct a restaurant at their current location at 105 West Airport Freeway. The property has been affected by the right-of-way acquisition for the expansion of West Airport Freeway and McDonalds will be reconstructing the restaurant further to the south on the property and incorporating a lot which faces West Eules Boulevard. The Planning and Zoning Commission considered this site plan at their regular meeting of May 3, 2016, and voted to recommend approval with a vote of 7-0-0.

Mayor Pro Tem Bynum motioned to approve Site Plan No. 16-02-SP, for Commercial Development proposed to be located on 1.216 acres of the James P. Halford Survey, J. P. Halford Addition, Abstract No. 711, Tract D, portion of Lot 2R, and 0.171 acre unplatted tract located at 105 W. Airport Freeway.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 10. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2112

Mayor Martin opened the public hearing at 7:23 p.m.

Senior Planner Cook presented the item (Specific Use Permit No. 16-05-SUP) to the City Council, and advised that the applicant, Reverend Salesi Fono, representing the Church of Tonga, is seeking to renew a Specific Use Permit (SUP) previously approved by the City Council. The SUP was issued for a place of worship and pastoral residence located at 1000 Cresthaven Drive. There were several conditions placed as part of the SUP in order for the church to be issued a Certificate of Occupancy for the site. The property consists of a wood frame structure that is used as a pastoral residence and a 2,100 square foot stucco clad structure that has been converted from a commercial warehouse into a worship center and sanctuary. Additionally, the Planning and Zoning Commission held a public hearing at their regular meeting of May 3, 2016, and voted to recommend approval with a vote of 7-0-0 with the following conditions:

1. The Specific Use Permit is tied to the Chairperson of the Board of Trustees, Mr. Ofeina Lolohea and to the Rev. Salesi Fono.
2. The Specific Use Permit is tied to the Church Name: Church of Tonga.
3. The parking of the site will show that the property will accommodate six parking spaces.
4. A cooperative parking agreement between the Church of Tonga and the property owner of 1002 Cresthaven be signed and recorded with Tarrant County allowing for members of the Church of Tonga to legally park at 1002 Cresthaven, in at least four parking spaces during times of worship.
5. The maximum occupancy of the sanctuary would be capped at 52 persons.
6. The Church of Tonga will be permitted to make application to the City Manager for up to six Special Events per 12 month period of time. During these Special Events it is acknowledged by the City that the six permanent parking spaces will not be adequate to accommodate parking demand. In these Special Event instances, managed on-street parking may be permitted as long as the on-street parking does not interfere with normal street operation.
7. The residential structure will only be used for housing of the Church pastor or caretaker or to be used for immediate pastoral care and not to be used as a rental residence or used for overnight group housing.
8. The Specific Use Permit shall be valid for one year.

9. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Martin asked to hear from any proponents followed by opponents of the case. Seeing none, Mayor Martin closed the public hearing at 7:25 p.m.

Mayor Pro Tem Bynum motioned to approve the first and final reading of Ordinance No. 2112, a Specific Use Permit for a Place of Worship and Pastoral Residence on Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven Drive in the Community Business District (C-2).

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 11. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2114

Mayor Martin opened the public hearing at 7:26 p.m.

Senior Planner Cook presented the item (Specific Use Permit No. 16-07-SUP) to the City Council, and advised that the applicant, Nedal Darsalem representing Entire Auto Center, is seeking a renewal for a Specific Use Permit (SUP) for Automotive Services at 316 North Main Street. The owner of this property, Sal Alfieri, represents that the lease of the building for automotive services is short term. Due to the expected impacts of the West Airport Freeway expansion project and specifically the condition that will result from the 18-month closure of the Main Street bridge over the highway, there is a reluctance to make a significant investment in a major remodel of the property for a retail or restaurant type use. Additionally, the Planning and Zoning Commission held a public hearing at their regular meeting of May 3, 2016, and voted to recommend approval with a vote of 7-0-0 with the following conditions:

1. Tied to the business owner, Nedal Omar Darsalem.
2. Tied to the business name, NK Entire Auto Lube, Inc dba Entire Auto Center.
3. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building.
4. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way.
5. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires.

6. The services allowed at this facility are as follows: Oil change; Air Filter Change; Coolant Flush; Transmission Flush; Tire Replacement; Light Mechanical including brakes, shocks, struts, spark plugs, Wheel Alignment; Air Conditioning Service. Auto Services not listed here are thereby prohibited.
7. The term of this Specific Use Permit shall be granted for a period beginning at the date of adoption and to be renewed to June 2017 in order to determine an accurate date of the substantial completion of the Main Street bridge reconstruction and to gauge the further appropriateness of the use at the specific location.
8. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Martin asked to hear from any proponents followed by opponents of the case. Seeing none, Mayor Martin closed the public hearing at 7:27 p.m.

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2114, a Specific Use Permit for Entire Auto Center on Eules Gardens, Block 3, Lot 1B, 316 N. Main Street in the Community Business District (C-2).

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 12. HELD PUBLIC HEARING AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2113

Mayor Martin opened the public hearing at 7:29 p.m.

Senior Planner Cook presented the item (Specific Use Permit No. 16-06-SUP) to the City Council, and advised that the applicant, Brian Cotter, representing Shoot Smart, is seeking approval of a Specific Use Permit (SUP) for a shooting range as an amusement service within the C-2 zoning district. Shoot Smart's business is open to the public as primarily a daily rental shooting range and firearm training facility, with ancillary retail sales. Originally consisting of two primary buildings, the north building was demolished due to the widening of West Airport Freeway and the remaining building has two floors which consist of 30,894 square feet. The uses will include the shooting range lanes, training classroom area, offices, and a sales/common area. The building will be reconfigured and appropriate safety materials installed in the ranges to ensure safe operations of firearms as well as noise attenuation of all firearm discharges in the building. Additionally, the Planning and Zoning Commission held a public hearing at their regular meeting of May 17, 2016, and voted to recommend approval with a vote of 5-0-0 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner: Roxanne and James Laney.
2. The Specific Use Permit is tied to the Business Name: Shoot Smart Enterprises, LLC, DBA Shoot Smart.
3. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Mayor Martin asked to hear from any proponents of the case.

Roxanne Laney, applicant and co-owner, 5901 Riverbend Place, Fort Worth, presented a drawing of the building design and provided background on the business.

Mayor Martin asked to hear from any opponents of the case. Seeing none, Mayor Martin closed the public hearing at 7:36 p.m.

Mayor Pro Tem Bynum inquired as to what drew her and her husband to Euless for their business. Mrs. Laney advised that they liked the building and upon further research, she was very impressed with City staff.

Council Member Tompkins inquired about the downrange direction and outdoor storage.

Mrs. Laney confirmed that two of three ranges will face south while the third has not yet been decided and there would be no outside storage.

Council Member Stinneford inquired about loaner guns and Mrs. Laney confirmed that that is a service they provide.

Council Member Zimmer motioned to approve the first and final reading of Ordinance No. 2113, a Specific Use Permit for a Shooting Range and Firearm Training Facility with Ancillary Retail Sales on the Jasper Addition, portions of Lots 5D, 5F, and 5F1A, 2021 West Airport Freeway in the Community Business District (C-2).

Council Member Tompkins seconded the motion.

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

Nays: Council Member Eilenfeldt

Mayor Martin declared the motion carried.

ITEM NO. 13. APPROVED BOARD AND COMMISSION APPOINTMENT

Council Member Tompkins motioned to appoint Mary Cinquemani to the Historical Preservation Committee.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. PUBLIC COMMENTS

Salesi Fono, 1000 Cresthaven Drive, Eules, thanked the City Council for approval of the specific use permit (Agenda Item #10). He expressed his desire for a permanent approval and advised of a parking agreement that has been previously discussed with City staff.

ITEM NO. 15. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin encouraged the audience to visit the City’s website for information regarding summer events at the Mary Lib Saleh Eules Public Library.

Mayor Martin announced that the next City Council meeting will be held Tuesday, June 14, 2016.

ITEM NO. 16. ADJOURN

Mayor Martin adjourned the meeting at 7:46 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary