

**MINUTES OF A REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, June 10, 2014**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:02 p.m. on Tuesday, June 10, 2014, 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 Tim Stinneford, Jeremy Tompkins, Eddie Price, Glenn Porterfield, and Perry Bynum.

During the Precouncil meeting:

- Mayor Pro Tem Linda Eilenfeldt announced that she attended the Grapevine-Colleyville Education Foundation 2014 Academic Recognition banquet on June 2, 2014.
- Council Member Perry Bynum advised that he visited the Euless Family Life Center (EFLC) Aquatic Center this past weekend, and stated that the attendance was high and recognized the Aquatic Center staff for providing great service.
- City Manager Gary McKamie advised that two air conditioner compressors are out of service at the Mary Lib Saleh Euless Public Library, and the air conditioning will be turned off for a 24 hour period during an upcoming weekend to make the necessary repairs. Additionally, he advised that there is a water main break on Marlene Drive and that repairs are expected to be completed by tomorrow.
- Director of Public Works Hal Cranor introduced Trinity River Authority (TRA) representative Bill Smith, Manager of Development.

Mr. Smith presented the TRA sanitary sewer rehabilitation update, which includes the WF-R2, R3, 15, and X1A2 projects (Regular Agenda Item No. 8). He displayed an exhibit of the Central Regional Wastewater System and an overall project map. He presented an update related to the project construction, specific to using trenchless methods of cured-in-place pipe and pipe bursting, and the typical equipment used for each method. Additionally, he presented the project schedule, and exhibited diagrams of the WF-10 and WF-13, and WF-6 and WF-14 West Fork relief interceptors.

- Assistant City Manager Chris Barker addressed the City Council regarding the requalification of the Tarrant County Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG), which is required every three years. He stated that there are 29 cities that participate in the program and that the City of Euless is an entitlement community. He advised that a resolution and joint administrative agreement with Tarrant County will be presented for consideration at the June 24, 2014, City Council meeting, authorizing the City to participate in the program through Tarrant County for Fiscal Years 2015, 2016, and 2017.

City Manager McKamie stated that entitlement communities are determined by the population of the city, and is administered by the Department of Housing and Urban Development (HUD).

- Police Captain Gary Landers presented the code update related to residential and commercial code issues, specific to junk vehicles.

Discussion took place regarding the process and timeline for handling discarded vehicles.

- Director of Planning and Economic Development Mike Collins provided an update related to Ash Lane Apartments, 601 East Ash Lane, and stated that the apartments were constructed approximately 18 years ago and that they continue to provide due diligence to comply with the City's apartment inspection program. The current owner is proposing a major rehabilitation project of the apartments utilizing Federal Tax Credits. He advised that a resolution of no objection to the proposed application to the Texas Department of Housing and Community Affairs for 2014 Housing Tax Credits will be presented for consideration at the June 24, 2014, City Council meeting.
- Director of Planning and Economic Development Collins advised of a proposed nursing center development (Meridian) to be located at North Industrial Boulevard and Ash Lane. He presented illustrations of the proposed nursing center and stated that the use is not permitted by right but would be allowed with an approved Specific Use Permit.

Discussion ensued regarding the best use for the vacant piece of property. City staff stated that they would have the developer provide additional information about their company, which will be provided at a future precouncil meeting.

- Finance Director Janina Jewell provided the financial update for the period ending April 30, 2014, and advised that the car rental tax was up by 12 percent when compared to the prior year for the same month, and up by 3.5 percent when compared to the prior year to date.
- Director of Public Works Hal Cranor presented the water update and stated that the Tarrant Regional Water District (TRWD) storage capacity is up by .5 percent with the recent rains. He added that the lake levels at Richland Chambers is at 73.8 percent and Cedar Creek is at 84.5 percent, bringing the combined TRA storage capacity to 71 percent.
- City Manager McKamie and Texas Star General Manager Glenda Hartsell-Shelton provided an updated related to the Texas Star Golf Course renovations, and advised that the golf course will be closed beginning June 16, 2014, to allow for improvements and is scheduled to re-open on October 1, 2014.
- City Secretary Kim Sutter addressed the City Council regarding vacancies on various board and commissions, and advised that appointments will be presented for consideration at the June 24, 2014, City Council 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:

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

- South Industrial Boulevard – Shadow Creek

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

- Planning and Zoning Commission, Eules Development Corporation, Tax Increment Reinvestment Zone #3
- City Manager Mid-Year Evaluation

Concerning economic development incentives as authorized by Section 551.087 of the Texas Government Code related to:

- South Industrial Boulevard
- State Highway 121

The City Council recessed closed session at 6:54 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 Gary McKamie  
Deputy City Manager Loretta Getchell  
Assistant City Manager Chris Barker  
City Attorney Wayne Olson  
City Secretary Kim Sutter  
Assistant to the City Secretary Holly Houston  
Police Chief Mike Brown  
Director of Planning and Economic Development Mike Collins  
Director of Public Works Hal Cranor  
Director of Administrative Services Dale Harwell  
Director of Parks and Community Services Ray McDonald  
Finance Director Janina Jewell  
Fire Chief Wes Rhodes  
Fleet and Facility Administrator Kyle McAdams  
Marketing/Communications Manager Betsy Deck  
Assistant Police Chief Bob Freeman  
Texas Star General Manager Glenda Hartsell-Shelton  
Information Services Administrator Scott Joyce  
Library Administrator Sherry Knight  
Human Resources/Risk Administrator Carolyn Marshall

Administration Executive Secretary Diana Cole  
 Senior Planner Stephen Cook  
 Computer Support Specialist II Jake Dilliplane  
 Human Resources Generalist I Anniece McKanna  
 Deputy Court Clerk Jerrie Keller  
 Police Captain Gary Landers  
 Police Lieutenant Wayne Pavlik  
 Administration Administrative Secretary Danette Thorpe

**VISITORS**

Lissa Barker	Penni Olatunde	Elise Thorpe
Anna Barker	Charlotte Pavlik	Randy Thorpe
Vicente Carrasco	Diane Porterfield	Kenneth Tice
Darl Easton	Jason Reyes	Peggy Vandiver
Iris Elliott	Rajeev Sarda	Mavy Trigg Wright
Don Horton	Barney Snitz	
Don Martin	Bose Thomas	
Bode Olatunde	Jake Thomasson	

And others as noted in the visitor register.

**INVOCATION**

Police Chief Mike Brown gave the invocation.

**PLEDGE OF ALLEGIANCE**

Council Member Eddie Price led the pledge of allegiance.

**ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS**

City Manager McKamie introduced Assistant City Manager Chris Barker. Chris was accompanied by his wife, Lissa, and daughter, Anna. Mayor Martin presented Chris with a service pin commemorating his 15 years of service with the City.

Police Chief Mike Brown introduced Police Lieutenant Wayne Pavlik. Wayne was accompanied by his wife, Charlotte, and members of the Police Department. Mayor Martin presented Wayne with a service pin and clock commemorating his 25 years of service with the City.

**ITEM NO. 2. PRESENTATION OF SCHOLARSHIP RECOGNITION TO ELISE THORPE**

City Manager McKamie recognized Elise Thorpe with a scholarship awarded by an anonymous donor to a City of Euless employee's child. He read Elise's application and informed her family that the donor wished to grant her double the amount in scholarship funds than initially stated. Elise was accompanied by her parents, Danette and Randy.

**CONSENT AGENDA (items 3 through 7)**

Mayor Martin read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 3 through 7.

Mayor Pro Tem Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 3. AWARDED BID NO. 008-14**

Awarded Bid No. 008-14 for the purchase of five (5) three-quarter ton pickups for various city departments to Chastang Ford, Houston, Texas.

Deputy City Manager Loretta Getchell informed the City Council that the purchase is part of the approved Fiscal Year 2014 budget and follows scheduled equipment replacement cycles. She stated that bids were received from five companies and Chastang Ford submitted the low bid of \$93,730 which falls below budget estimates.

**ITEM NO. 4. AWARDED BID NO. 011-14**

Awarded Bid No. 011-14 for the annual contract for concrete repairs to TJ Concrete, 3325 Panola Avenue, Fort Worth, Texas.

Deputy City Manager Getchell stated that TJ Concrete was the sole bidder for concrete repair work to include flat work, curb and gutter repairs, ADA ramps, driveways, and drive approaches. The work will be done on an as needed basis.

**ITEM NO. 5. APPROVED EXTENSION OF CONTRACT PER REQUEST FOR PROPOSAL NO. 012-10**

Approved extension of contract per Request for Proposal (RFP) No. 012-10 with Web-TPA for Third Party Administration, Utilization Management, and Care Management related to the City's health insurance plan.

Deputy City Manager Getchell stated that Web-TPA will use Aetna for Pre-Certification services and the extension will cover the period of October 1, 2014, through September 30, 2016. The request includes an increase of approximately 2.8% which staff considers to be a reasonable increase.

**ITEM NO. 6. APPROVED RESOLUTION NO. 14-1435**

Approved Resolution No. 14-1435, requesting financial assistance from the Texas Water Development Board (TWDB) and authorizing the filing of an application for assistance.

Deputy City Manager Getchell stated that the TWDB has a program called the Drinking Water State Revolving Fund (DWSRF) Loan Program which provides low interest financing to municipal water systems. The City has a planned Capital project for the replacement of aging water meters which qualifies for this program.

**ITEM NO. 7. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the regular meeting of May 27, 2014.

**REGULAR AGENDA**

**ITEM NO. 8. AUTHORIZED MAYOR TO EXECUTE INSTRUMENTS CREATING TRINITY RIVER AUTHORITY (TRA) EASEMENTS**

Mayor Martin informed the City Council that the TRA will construct permanent sanitary sewer easements, a permanent meter station easement, and temporary construction easements to improve water and sewer lines along Sulphur Branch. The TRA has submitted two separate instruments for execution creating a total of 3,749 square feet of sanitary sewer easement, 55,969 square feet of temporary construction easement, and 2,381 square feet of permanent meter station easement.

Council Member Porterfield motioned to authorize the Mayor to execute instruments creating Trinity River Authority (TRA) easements.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

**ITEM NO. 9. REQUEST BY BOSE THOMAS TO ADDRESS CITY COUNCIL**

Mayor Martin stated that Bose Thomas made a request to address the City Council regarding the construction of Dollar General at 1640 W. Eules Boulevard. Mr. Thomas has asked that Kenneth Tice speak on his behalf.

City Attorney Wayne Olson advised that discussion by the City Council is limited to the topic posted on the agenda in accordance with the Texas Open Meetings Act.

Kenneth Tice, 1811 Long Bow Trail, Eules, stated that he is the President of the Villas at Texas Star Homeowners Association and outlined three points he wished to make. First, he

expressed his disappointment that he and the other residents were not made aware of the Planned Development earlier in the process. Second, Mr. Tice expressed concern at having this type of establishment so close to the neighborhood and believes it may decrease home values, increase vehicle and pedestrian traffic, and increase crime in and around the neighborhood. Finally, he asked for the opportunity to protect the neighborhood, home values, families, and safety by allowing the Homeowners Association to implement measures to separate the residential community from the commercial property where the Dollar General will be located. He expressed appreciation to Director of Planning and Economic Development Collins and Senior Planner Stephen Cook for meeting with homeowners to discuss their concerns.

Mayor Martin stated that staff is currently working to address homeowner concerns and the City Council will give careful consideration to what has been presented.

Vicente Carrasco, 1812 Double Barrel, Euless, agreed with the areas of concern Mr. Tice presented and acknowledged that a tree wall or a permanent gate would be beneficial in helping to eliminate pedestrian traffic.

Bose Thomas, 1806 Double Barrel Drive, Euless, asked the City Council to consider the installation of a gate or similar separation to protect the homeowners and property values.

Mayor Martin thanked Mr. Tice, Mr. Carrasco, and Mr. Thomas for attending.

#### **ITEM NO. 10. PUBLIC COMMENTS**

Darl Easton, 1005 Fayette Drive, Euless, stated that he recently spoke with a resident regarding a sidewalk issue in the City. He utilized Access Euless to report the issue and repairs were made within one week. He expressed his appreciation to the City for prompt service each time he has reported issues through Access Euless. Mr. Easton also thanked the City for the increased transparency regarding City Council presentations and asked that audio of the Precouncil session also be provided.

Mr. Carrasco stated that the garbage collection trucks are leaving piles of trash on the roadway and expressed his disappointment in the company. He also thanked Director of Planning and Economic Development Collins and Senior Planner Cook for meeting with their community.

#### **ITEM NO. 11. REPORTS**

##### **City Manager**

City Manager McKamie stated that issues regarding the trash have been reported to Allied Waste today. He also asked that residents familiarize themselves with Access Euless and continue to report any issues to the City, including utilizing Access Euless so that staff may address the issues.

##### **City Attorney**

No report given.

**City Council**

Mayor Martin announced that a Town Hall meeting to discuss the upcoming budget will be held Thursday, June 12, 2014, at 7:00 p.m. Additionally, she advised that the Euleess Heritage Museum will be open Saturday, June 14, 2014, from 1:00 p.m. to 5:00 p.m., and a Father's Day Brunch will be held at Raven's Grille on Sunday, June 15, 2014.

City Attorney Olson advised that the City Council will recess into closed session and will return to formally adjourn the meeting.

The City Council reconvened into closed session at 7:45 p.m. for deliberation regarding previously stated items and recessed closed session at 8:44 p.m.

**ITEM NO. 12.        ADJOURN**

Mayor Martin adjourned the meeting at 8:46 p.m.

**APPROVED:**

**ATTEST:**

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Linda Martin  
Mayor

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Kim Sutter, TRMC  
City Secretary