

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, August 30, 2016**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:31 p.m. on Tuesday, August 30, 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, and Linda Eilenfeldt. Council Member Harry Zimmer arrived at 4:33 p.m. Council Member Tim Stinneford arrived at 4:40 p.m.

During the Precouncil meeting:

- Council Member Eddie Price expressed his appreciation in being invited to attend the Trinity High School football game on Friday, August 26, 2016.
- Council Member Jeremy Tompkins announced that he attended a recent Hurst-Euless-Bedford Independent School District (HEB ISD) school board meeting and Superintendent Steve Chapman expressed his appreciation to the City for their efforts in traffic control at Euless Junior High due to highway construction.
- Council Member Linda Eilenfeldt expressed her appreciation to Southgate Constructors. While directing traffic along Ector Drive, volunteers picked up trash and mended a wreath that had been laid in front of the Police Memorial.
- Information Services Administrator Scott Joyce introduced Jonathon Duvall, who recently joined the IS Department.
- Director of Planning and Economic Development Mike Collins introduced Tesla Worth, Administrative Secretary, who recently joined city staff.
- Assistant Police Chief Gary Landers introduced Chance Boyd, police cadet.
- City Manager Loretta Getchell reviewed the regular agenda.
- Director of Planning and Economic Development Collins presented the Development update, including the current commercial and residential development.
- Director of Public Works Hal Cranor presented the quarterly Public Works update, including new employees, and current projects.
- Finance Director Janina Jewell presented the Financial update for the period ending July 31, 2016.

- Assistant City Manager Chris Barker presented the Capital Projects update and advised of the timeline related to the Development and Engineering Building and courtyard construction.
- Deputy City Manager Bob Freeman announced that the first recipient of the Brandon Bennett scholarship will be announced Wednesday, August 31, 2016, at 2:30 p.m. in the training room at the Police and Courts Building. The scholarship was established in the memory of Brandon Bennet, a Texas Army National Guard soldier who was killed by a drunk driver and had aspirations to be a police officer. The scholarship will be presented by his mother and will be awarded to an individual interested in pursuing a career in law enforcement.

CLOSED SESSION

The City Council convened into closed session at 6:18 p.m. for deliberation regarding the following:

Seek legal advice from the City Attorney as authorized by Section 551.071 related to:

- Open Meetings Act and Public Information

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

- Ash Lane
- Cresthaven Addition

The City Council recessed closed session at 6:54 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
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
 Assistant Finance Director Jackie Theriot
 Information Services Administrator Scott Joyce
 Library Administrator Sherry Knight
 Fleet and Facilities Administrator Kyle McAdams
 Human Resources/Risk Administrator Carolyn Marshall
 Texas Star Manager Glenda Hartsell-Shelton

VISITORS

James Ashby
 Bonnie Balyeat
 Renee Barrett
 Joseph Deal
 Lynetta Dyer
 Darl Easton
 Barbara Girourd

Dick Girourd
 Jay Jenson
 Don Martin
 Dana Nuber
 Kay Price
 Betty Priddy
 Mary Rhodes

Gene Shawl
 Pam Shawl
 Barney Snitz
 Peggy Vandiver
 Tamara Wilhite
 Mavy Wright

INVOCATION

Assistant City Manager Chris Barker gave the invocation.

PLEDGE OF ALLEGIANCE

Cub Scout Pack #387, led by Erica Smalls, Cub Master, led the pledge of allegiance.

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

Director of Parks and Community Services Ray McDonald and Recreation Manager Suzanne Hendrickson introduced Athletic Coordinator Elizabeth (Liz) Johnson. Liz was accompanied by members of the Parks and Community Services Department.

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

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PIN

Deputy City Manager Bob Freeman introduced Police Chief Mike Brown. Mike was accompanied by his wife, Sheila, and members of the Police Department. Mayor Martin presented Mike with a service pin commemorating his 35 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. AUTHORIZED CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT

Authorized the City Manager to execute a contract to extend the Interlocal Agreement with the City of Fort Worth's Environmental Collection Center Household Hazardous Waste (HHW) Program and provide continued participation through FY2017. The program allows Euless residents year-round access to the Environmental Collection Center located at 6400 Bridge Street in Fort Worth. The agreement also provides the City access to the Crud Cruiser mobile collection unit for mobile collection events held during the year with the next event being held at the Euless Municipal Complex on Saturday, October 8, 2016, from 9:00 to 11:00 a.m. The \$47 fee per participating household will remain unchanged.

ITEM NO. 4. AUTHORIZED PURCHASE OF AUTOMOTIVE AND EQUIPMENT TIRES

Authorized the purchase of automotive and equipment tires from Republic Tire & Supply, 125 North Vine Street, Euless, Texas, through the State of Texas Multiple Award Schedule (TXMAS) contract. Expenditures are based on an as needed basis. The estimated expenditure is \$59,000.

ITEM NO. 5. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of August 16, 2016.

REGULAR AGENDA

ITEM NO. 6. HELD PUBLIC HEARING FOR EULESS DEVELOPMENT CORPORATION BUDGET FOR FY2016-2017

Mayor Martin opened the public hearing at 7:19 p.m.

Finance Director Jewell presented the proposed budget to the City Council. She advised that the Euless Development Corporation (EDC) Board of Directors met on August 15,

2016, and recommended approval of the proposed budget for Fiscal Year 2016-2017. The EDC budget is supported by a half cent sales tax approved by Euless citizens in 1993 for economic development, parks, and library projects. The estimated beginning fund balance is \$2,543,056 with proposed sales tax revenues and related interest of \$5,311,100, and proposed expenditures \$4,227,246 and includes funding for parks, library, economic development, debt, and contingencies. The proposed budget also includes recommended capital funding of \$3,071,565. If approved as recommended, the projected ending fund balance is \$555,345, which exceeds the recommended reserve level of \$500,000. Additionally, she reviewed the allocation of funds between various City departments and stated that the proposed capital expenditures include a carryover of \$672,900 to complete previously approved projects and \$2,398,665 for new projects.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the proposed budget.

Darl Easton, 1005 Fayette Drive, Euless, commented that in previous operating budgets, a five year forecast was included; however, it appears to not be included in the one presented.

There being no additional proponents or opponents wishing to address the City Council, Mayor Martin closed the public hearing at 7:23 p.m.

ITEM NO. 7. APPROVED EULESS DEVELOPMENT CORPORATION BUDGET FOR FY2016-2017

Council Member Eilenfeldt motioned to approve the Euless Development Corporation (EDC) Budget for Fiscal Year 2016-2017.

Council Member Stinneford 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. HELD PUBLIC HEARING FOR CITY OF EULESS FY2016-2017 OPERATING AND CAPITAL BUDGETS

Mayor Martin opened the public hearing at 7:25 p.m.

Finance Director Jewell reviewed the overall budget objectives and presented the proposed City of Euless Fiscal Year 2016-2017 Operating and Capital Budget. She discussed the three largest revenue funds which include the General Fund, Water and Wastewater Fund, and the Car Rental Fund. She stated that the proposed budget continues all existing programs and services for the citizens, provides increased funding

for street maintenance and future equipment replacement, funds the addition of critical personnel, and lowers the tax rate by ½ cent.

She presented the Capital Improvements Program Budget which includes street projects and infrastructure improvements, proposed wastewater and water projects and funding for the Library remodel design, Municipal Plaza improvements Phase II, Public Works yard improvements, Texas Star Golf Course maintenance building, and Texas Star Sports Complex Phase VI.

Additionally, she advised that both the Operating and Capital Budget and the Capital Improvements Program Budget are available on the City website, in the Library, and are on file in the City Secretary's Office for review.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the proposed budget.

Lynetta Dyer, 708 West Harwood Road, Euless, expressed her concerns regarding an increased tax burden due to property valuations.

James Ashby, 604 West Harwood Road, Euless, advised that he considers an 8.8 percent property tax increase to be excessive. He advised that he would prefer no increase but a five percent increase would be acceptable.

Darl Easton, 1005 Fayette Drive, Euless, expressed his concern regarding what he considered to be inconsistencies in the budget document.

City Manager Getchell provided clarifications to the concerns and questioned raised by Mr. Easton.

Tamara Wilhite, 517 Aurora Court, Euless, expressed her concern regarding tax breaks for new developments, specifically the Glade Parks development.

City Manager Getchell provided an explanation regarding the Glade Parks Public Improvement District and advised that only property owners within the Glade Parks boundary are subject to the special assessment should a shortfall occur.

The following citizens registered their opposition to the budget but chose not to address the City Council:

Richard Girourd, 508 Huntington Drive, Euless
Renee Barrett, 148 Winchester Drive, Euless
Jay Jenson, 503 Knollwood Court, Euless

There being no additional proponents or opponents wishing to address the City Council, Mayor Martin closed the public hearing at 7:50 p.m.

Council Member Stinneford advised that the sales tax rebates associated with the Glade Parks PID's do not cost Euleless taxpayers any money. He expressed his concern regarding relying more heavily on sales tax as a revenue stream rather than property taxes due to the volatility of sales tax revenues. Additionally, he stated that he feels Euleless is a community and one of the most fiscally responsible cities in North Texas.

Council Member Zimmer advised that he had similar concerns as those raised by the citizens and each time he thought there was a discrepancy in the budget document, he spoke to the City Manager or Finance Director and he was completely satisfied that there are no discrepancies in the budget. He explained that he grew comfortable with the budget by looking out over a period of five years, adding that the City Council must look long term before lowering the tax rate.

ITEM NO. 9. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2129 ADOPTING THE CITY OF EULESS OFFICIAL OPERATING AND CAPITAL BUDGETS FOR FY2016-2017 AND AMENDING THE BUDGET FOR FY2015-2016

Council Member Stinneford motioned to approve the first and final reading of Ordinance No. 2129, adopting the City of Euleless Official Operating and Capital Budgets for Fiscal Year 2016-2017, and amending the Budget for Fiscal Year 2015-2016.

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. 10. RATIFIED THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE FY2016-2017 BUDGET

Mayor Pro Tem Bynum motioned to ratify the property tax revenue increase reflected in the Fiscal Year 2016-2017 budget.

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. 11. HELD PUBLIC HEARING FOR PROPOSED TAX RATE

Mayor Martin opened the public hearing at 7:59 p.m.

Finance Director Jewell advised that the proposed budget is based on a proposed ad valorem tax rate of \$0.4625 per \$100 of assessed value for tax year 2015. She added that the City has either reduced or held the same rate since 1995, and an additional public hearing regarding the proposed tax rate will be held on Tuesday, September 6, 2016, at 7:00 p.m. in the City Council Chamber, 201 North Ector Drive, Euless, Texas. Additionally, she explained the two components of the tax rate which includes the Interest and Sinking (debt) portion levied to support the payment of required debt on outstanding bonds and the remaining Maintenance and Operation portion required to fund the City general operating budget.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the proposed tax rate.

Darl Easton, 1005 Fayette Drive, Euless, registered his opposition to the proposed tax rate and recommended the city evaluate the property tax exemptions offered.

Mayor Martin closed the public hearing at 8:07 p.m.

ITEM NO. 12. ANNOUNCE THE DATE, TIME AND PLACE OF VOTE ON TAX RATE

Mayor Martin announced that the vote on the proposed tax rate will take place on Tuesday, September 13, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Ector Drive, Euless, Texas.

ITEM NO. 13. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2130

Finance Director Jewell presented the item and reviewed the proposed rate changes and advised that the proposed rates would become effective October 1, 2016. She stated that the proposed adjustments to the current water and wastewater fee structure are sufficient to cover the overall cost of operating the system and that the proposed rates are based on the estimated rates provided by the Trinity River Authority (TRA).

Council Member Tompkins motioned to approve the first and final reading of Ordinance No. 2130, amending the City of Euless Code of Ordinances, Chapter 30, "Fees", Section 30-35, "Water and Wastewater Service – Monthly Rates" and Section 30-37 "Monitored Group Class".

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. 14. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2134

Mayor Martin introduced the item and stated that the ordinance authorizes the issuance of tax notes not to exceed \$1,280,000 for a term of three years for the expedited purchase of an aerial platform fire truck and needed accessories to replace the existing platform due to continued maintenance issues.

Council Member Stinneford motioned to approve Ordinance No. 2134, authorizing the issuance of "CITY OF EULESS, TEXAS TAX NOTES, SERIES 2016", for the acquisition a fire truck and other public safety-related equipment.

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. 15. APPROVED SITE PLAN NO. 16-04-SP

Director of Planning and Economic Development Collins presented the item to the City Council, and advised that the applicant, CEI Engineering Associates representing Corner Store CST Brands, is seeking approval of a site plan to construct a convenience store at the northern portion of the Riverwalk Planned Development district. The zoning of the property allows this type of use by right within the T5a subzone category as described in the ordinance. The Planning and Zoning Commission considered the item on August 9, 2016, and voted to recommend approval with a vote of 6-0-0.

Michele Hirst, representing CEI Engineering Associates, was present to address questions related to the request.

At the request of Mayor Pro Tem Bynum, Mr. Collins advised of the efforts made by staff to shield adjacent homeowners from the development, including landscape screening buffers and the use of various types of site lighting.

Mayor Pro Tem Bynum motioned to approve Site Plan No. 16-04-SP, for Commercial Development proposed to be located on 2.2 acres of the Adam Bradford Survey, Abstract No. 152, Portion of Tract 1A7, located on the southwest corner of East Harwood Road and State Highway 360.

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. 16. PUBLIC COMMENTS

There were no public comments.

ITEM NO. 17. REPORTS

City Manager

City Manager Getchell expressed her appreciation to Finance Director Janina Jewell, Assistant Finance Director Jackie Theriot, Budget/Treasury Manager Diana Ayala, and the entire Finance Department for their efforts in preparing the budget.

City Attorney

No report given.

City Council

Mayor Martin thanked Lynetta Dyer for attending the meeting and advised that City Council meetings are streamed live and archived on the City's website for future viewing upon noticing that Ms. Dyer was recording the meeting.

Mayor Martin announced the following upcoming events:

- September 11 Observance, 9/11 Memorial outside of Fire Administration, Friday, September 9, 2016, 9:00 a.m.;
- Heritage Park Tours, Heritage Museum, Saturday, September 10, 2016, 1:00 p.m. – 5:00 p.m.

Mayor Martin wished everyone a safe and happy Labor Day weekend and announced that the next City Council meeting will be held Tuesday, September 13, 2016.

ITEM NO. 18. ADJOURN

Mayor Martin adjourned the meeting at 8:22 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary