

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, August 15, 2017**

A regular meeting of the Euless City Council was called to order by Mayor Linda Martin at 4:35 p.m. on Tuesday, August 15, 2017, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Linda Martin, Mayor Pro Tem Eddie Price, Council Members Linda Eilenfeldt, Harry Zimmer, and Perry Bynum. Council Member Tim Stinneford and Council Member Jeremy Tompkins arrived at 4:37 p.m.

During the Precouncil meeting:

- Council Member Harry Zimmer announced that he attended the Grapevine Colleyville Independent School District (GCISD) new educator's luncheon on Tuesday, August 15, 2017, and was pleased to meet several new teachers and administrators.
- Council Member Perry Bynum announced that the Euless Animal Shelter will participate in the Clear the Shelters event on Saturday, August 19, 2017, from 9:00 a.m. to 5:00 p.m. The adoption fee for all dogs, puppies, cats, and kittens will be waived during the event.
- Mayor Martin expressed her appreciation to Police Chief Mike Brown for delivering the keynote address at the Hurst-Euless-Bedford Independent School District (HEB ISD) convocation on Friday, August 11, 2017.
- Fire Chief Wes Rhodes provided an update on Fire Inspector Ken Rawlinson's health following recent surgery on his leg.
- Mayor Martin announced that Deputy City Manager Bob Freeman's wife, Julie, passed away on Saturday, August 12, 2017. Her memorial service will be held Thursday, August 17, 2017.
- City Manager Loretta Getchell and Assistant City Manager Chris Barker advised the Council that the Texas Department of Transportation (TXDOT) has plans to expand State Highway 121 (SH 121). The expansion would include the portion from State Highway 183 (SH 183) to Glade Road and includes the addition of one lane in each direction. The lanes would be open for travel only during the peak hours of traffic. After contacting TXDOT, they have advised that they will be in contact with the City to discuss the proposed expansion.
- City Manager Getchell reviewed the regular agenda.

- Fire Chief Rhodes presented the Fire Department update for the period ending July 31, 2017, and provided statistics including total response times, total runs, new employees, and Fire Marshall statistics.
- Finance Director Janina Jewell presented the Finance update for the period ending May 31, 2017.

CLOSED SESSION

The City Council convened into closed session at 6:20 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:

- Cresthaven Addition
- Creek Bend Addition

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee as authorized by Section 551.074 of the Texas Government Code related to:

- Planning and Zoning Commission
- Crime Control and Prevention District

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

- 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 6:26 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
Assistant City Manager Chris Barker
City Attorney Wayne Olson
City Secretary Kim Sutter
Assistant Police Chief Gary Landers
Director of Public Works and Engineering Hal Cranor
Finance Director Janina Jewell

Fire Chief Wes Rhodes
 Director of Planning and Economic Development Mike Collins
 Director of Parks and Community Services Ray McDonald
 Assistant to the City Manager Betsy Deck
 Information Services Administrator Scott Joyce
 Library Administrator Sherry Knight
 Human Resources/Risk Administrator Carolyn Marshall
 Fleet and Facilities Administrator Kyle McAdams
 Texas Star General Manager Glenda Hartsell-Shelton

VISITORS

Dee Bowen	Marianne McGinnis	Lynn Shelton
Susan Crim	Kyle McNeece	Barney Snitz
Rachel David	Sherry Meadors	Brian Stewart
Gary DeGeorge	Terry Meadors	Jessica Stewart
Tony Dinh	Preston Mitchell	Ashley Stratton
Darl Easton	Angie Monroe	Tammy Struck
Iris Elliott	Georgia Owens	April Turner
Royal Farris	Amish Patel	Kim Turner
CJ Hilliard	Carly Poteet	Taylor Turner
Sean Hooda	Margaret Poteet	Ruth Zavala
Bobby Marshall	Kay Price	

INVOCATION

Mayor Linda Martin gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Tim Stinneford led the pledge of allegiance.

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

Director of Parks and Community Services Ray McDonald introduced Special Events Coordinator Ryan Turner. Ryan was accompanied by his wife, April, father, Rob, mother, Kim, brother, Taylor, grandmother, Ruth Zavala, family friend, Susan Crim, and members of the Parks and Community Services Department.

Mayor Martin presented Ryan with a plaque and certificate commemorating his selection as employee of the month for August 2017.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS

Assistant Police Chief Gary Landers introduced Inspector I Fred Struck. Fred was accompanied by his wife, Tammy, and members of the Code Compliance/Police

Department. Mayor Martin presented Fred with a service pin commemorating his 5 years of service with the City.

Assistant Police Chief Landers introduced Senior Officer Daniel Chism. Daniel was accompanied by his girlfriend, Rachel David, and members of the Police Department. Mayor Martin presented Daniel with a service pin commemorating his 5 years of service with the City.

Fire Chief Wes Rhodes introduced Firefighter II/Paramedic Ashley Howard. Ashley was accompanied by her fiancé, Stephen Watson, father, Jerry, mother, Debbie, grandmother, Carol, friends, Ashley Stratton and CJ Hilliard, and members of the Fire Department. Mayor Martin presented Ashley with a service pin commemorating her 10 years of service with the City.

Director of Parks and Community Services Ray McDonald introduced Texas Star General Manager Glenda Hartsell-Shelton. Glenda was accompanied by her husband, Lynn, and members of the Texas Star Golf Course. Mayor Martin presented Glenda with a service pin commemorating her 20 years of service with the City.

Director of Parks and Community Services McDonald introduced Volunteer Coordinator Jerry Poteet. Jerry was accompanied by his wife, Margaret, daughter, Carly, and members of the Parks and Community Services Department. Mayor Martin presented Jerry with a service pin and clock commemorating his 25 years of service with the City.

ITEM NO. 3. PRESENTATION OF DISTINGUISHED BUDGET PRESENTATION AWARD

Finance Director Jewell announced that the Government Finance Officers Association has awarded the City of Euless the Certificate of Recognition for Budget Preparation. The award is presented to those who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award.

Finance Director Jewell stated that this is the 26th consecutive year the City has received the award which is looked upon favorably by other communities. The award recognizes that the budget document is understandable to the community, acts as a planning document and as a guide into the new budget year for staff. She acknowledged the directors and administrators for their assistance in the budget preparation process.

ITEM NO. 4. PRESENTATION OF PROCLAMATION

Mayor Martin presented a proclamation to Alexis Meyer, Volunteer Coordinator, Leukemia and Lymphoma Society, proclaiming September 2017 as Blood Cancer Awareness Month.

CONSENT AGENDA (items 5 through 11)

Mayor Martin asked Assistant City Manager Barker to read each item into the record.

Council Member Stinneford motioned to approve the consent agenda items number 5 through 11.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 5. AUTHORIZED CITY MANAGER TO EXECUTE AN AGREEMENT

Authorized the City Manager to execute an agreement with TEKsystems for professional employee leasing services to fill the vacancy of Network and Systems Manager for a six month period with the option to hire fulltime at the end of the term. The estimated expenditure is \$54,632.

ITEM NO. 6. APPROVED RENEWAL OF BID NO. 012-16

Renewed Bid No. 012-16 to the following companies for pipe, clamps, fittings, meter boxes, fire hydrants, and other water utility related parts:

- HD Supply Waterworks, 7197 Latham Drive, North Richland Hills, TX
- Atlas Utility Supply Company, 2301 Carson Street, Fort Worth, TX
- Ferguson Waterworks, 2683 West Euless Boulevard, Euless, TX
- Fortiline Waterworks, 1705 Cypress Street, Haltom City, TX
- ACT Pipe & Supply, 1888 West Northwest Highway, Dallas, TX

Contracts are recommended to be awarded to each supplier as primary, secondary and tertiary supplier based on pricing of product categories. The estimated expenditure is \$150,000.

ITEM NO. 7. APPROVED RESOLUTION NO. 17-1509

Approved Resolution No. 17-1509, establishing an inter-jurisdictional emergency management program with Tarrant County. The City will still maintain the Euless specific information of the plan; however, it will be merged and evaluated with Tarrant County Emergency Management to ensure there are no conflicts between plans.

ITEM NO. 8. APPROVED RESOLUTION NO. 17-1510

Approved Resolution No. 17-1510, finding that Oncor Electric Company's application to change rates within the City of Euless should be denied. Oncor asks the City to approve an 11.8% increase in residential rates and a 0.5% increase in street lighting rates effective April 21, 2017. Resolution No. 17-1505 passed by the City Council on April 11, 2017 suspended the April 21, 2017 effective date to provide time to adequately review the proposed changes.

ITEM NO. 9. APPROVED RENEWAL OF REQUEST FOR PROPOSAL NO. 007-13

Renewed RFP No. 007-13 with HM Insurance Group for specific stop loss re-insurance coverage for the City's health insurance program. This extension will cover the period of October 1, 2017 to September 30, 2018.

ITEM NO. 10. RATIFIED EULESS DEVELOPMENT CORPORATION ACTION TAKEN ON AUGUST 14, 2017

Ratified the Euless Development Corporation (EDC) action taken on August 14, 2017, approving EDC Resolution No. 18-17 to provide for the expenditure of funds for a project involving the remodeling of the Euless Public Library.

ITEM NO. 11. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the regular meeting of June 27, 2017.

REGULAR AGENDA

ITEM NO. 12. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS

Council Member Tompkins motioned to authorize the Mayor to negotiate and execute conveyance documents for the purchase of property located at Cresthaven Addition, Block 3, Lot 11, 909 Highland Drive.

Mayor Pro Tem Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 13. AUTHORIZED MAYOR TO NEGOTIATE AND EXECUTE CONVEYANCE DOCUMENTS

Mayor Martin advised that the Trinity River Authority owns a nine acre parcel of land west of J.A. Carr park and has offered to donate the land to the City.

Council Member Bynum motioned to authorize the Mayor to negotiate and execute conveyance documents for the acceptance of property located at Creek Bend Addition, Block E, Lot 1, 1051 Dee Dee Creek Drive.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 14. APPROVED SITE PLAN NO. 16-03-SP

Director of Planning and Economic Development Collins presented the site plan to the City Council. He advised that applicant Tony Dinh owns the property where Great Wall Express was previously located. The parcel was impacted by the right of way acquisition for the widening of State Highway 183 (SH 183) and the modifications to North Main Street as it intersected with West Eules Boulevard. The site plan intends to redevelop the site through the construction of a new 1,944 square foot building with a drive-through. The Planning and Zoning Commission considered this site plan at their regular meeting of July 18, 2017, and voted to recommend approval with a vote of 6-0-0.

Tony Dinh, owner and applicant, was present to address any questions.

Council Member Eilenfeldt motioned to approve the Site Plan No. 16-03-SP, for Commercial Development proposed to be located on JP Halford Addition, Block D, Lot 5, 100 West Eules Boulevard.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 15. APPROVED SITE PLAN NO. 16-12-SP

Director of Planning and Economic Development Collins presented the site plan to the City Council. He advised that Fahim Khan on behalf of property owner, Dr. Sabahan Faheem, is seeking to develop a 2,600 square foot medical office building on Westpark Way. The Planning and Zoning Commission considered this site plan at their regular meeting of July 18, 2017, and voted to recommend approval with a vote of 6-0-0.

Council Member Tompkins inquired about the addition of ornamental trees to replace the existing trees.

Mr. Collins confirmed that the ornamental trees included in the landscaping plan were added to replace the trees that needed to be removed for the building.

Council Member Stinneford motioned to approve the Site Plan No. 16-12-SP, for Commercial Development proposed to be located on Westpark Gardens Addition, Block 1, Lot 5AR, 500 Block of Westpark Way.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 16. APPROVED SITE PLAN NO. 16-13-SP

Director of Planning and Economic Development Collins presented the site plan to the City Council. He advised that property owner Sean Hooda represented by Sherrelle Diggs, P.E., owns the property developed as a 7-Eleven convenience store with gasoline sales. The site plan intends to redevelop the site through the reorienting of the fuel island to the south side of the existing 2,500 square foot convenience store. The Planning and Zoning Commission considered this site plan at their regular meeting of July 18, 2017, and voted to recommend approval with a vote of 6-0-0.

Property owner Sean Hooda and Engineer Sherrelle Diggs were present to address any questions.

Council Member Tompkins inquired about any plans for the addition of concrete to the site

Planning and Development Director Collins responded that the addition of concrete to the south property line will be addressed in the civil construction plans.

Council Member Bynum motioned to approve the Site Plan No. 16-13-SP, for Commercial Development proposed to be located on JP Halford Addition, Block D, Lot 1, 105 North Main Street.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 17. APPROVED SITE PLAN NO. 17-01-SP

Director of Planning and Economic Development Collins presented the site plan to the City Council. He advised that Pastor Royal Farris, on behalf of Life Connection Church, is seeking to expand the facility with the addition of a new one-story sanctuary building. The new construction will add 8,032 square feet to the existing building. The site plan was originally approved by the City Council on May 27, 2014, but has expired after one year of no activity. With the church now ready to construct the building, a new site plan application was submitted for review. The Planning and Zoning Commission considered this site plan at their regular meeting of August 1, 2017, and voted to recommend approval with a vote of 5-0-0.

Pastor Royal Farris was present to address any questions regarding the request.

Council Member Stinneford motioned to approve the Site Plan No. 17-01-SP, for Place of Worship proposed to be located on Glade Crossing Baptist Church Addition, Block A, Lot 1, 208 Nutmeg Lane.

Mayor Pro Tem Price seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 18. APPROVED SITE PLAN NO. 17-07-SP

Director of Planning and Economic Development Collins presented the site plan to the City Council. He advised that applicant, Golden Chick, intends to construct a 2,415 square foot restaurant on North Industrial Boulevard. The Planning and Zoning Commission considered this site plan at their regular meeting of July 18, 2017, and voted to recommend approval with a vote of 6-0-0.

Planning and Development Director Collins advised that the owner and engineer were present to address any questions related to the request.

Council Member Eilenfeldt motioned to approve the Site Plan No. 17-07-SP, for Commercial Development proposed to be located on 1.0 acre to be platted as Rose Addition, Block A, Lot 3, 720 North Industrial Boulevard.

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 19. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 17-07-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2162

Mayor Martin opened the public hearing at 7:51 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised that GSP Investments and La Quinta Hotels is seeking a Specific Use Permit for a mid-scale limited service hotel to be located on the east frontage road of SH 121. La Quinta is proposing an 85 room hotel under the La Quinta Del Sol branding. The proposed hotel will be a four-story structure and contain 48,490 square feet. Additionally, the Planning and Zoning Commission held a public hearing on August 1, 2017, and recommended approval of the specific use permit by a vote of 5-0-0 with the following conditions:

- 1) The Specific Use Permit is tied to the Property Owner: GSP Investments;
- 2) The Specific Use Permit is tied to the Business Name: La Quinta Del Sol; and
- 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.

Amish Patel, hotel owner, 1000 Lost Valley, Euless, provided additional information regarding the building and company objective.

Mayor Martin asked to hear from any opponents of the case. There being none, Mayor Martin closed the public hearing at 7:56 p.m.

Council Member Tompkins inquired about the height and placement of an overhead canopy and expressed concern regarding emergency vehicles not having access to the building under the awning.

Mr. Patel advised that the overhead canopy would not impede emergency services.

Council Member Bynum motioned to approve Ordinance No. 2162, a Specific Use Permit for a Hotel on Centurion Addition, Block B, Lot 1, 2600 Block of SH 121 in the Texas 121 Gateway District (TX-121).

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 20. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 17-08-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2161

Mayor Martin opened the public hearing at 7:58 p.m.

Director of Planning and Economic Development Collins presented the item to the City Council. He advised Paula Langi, representing Vaivai, is intending to lease the commercial space at 220 Martha Street in order to have a meeting space for a group of Tongan men who meet periodically to discuss ways to help the Tongan community in Euless. The space is approximately 450 square feet and would be limited to an occupancy based on the Fire Marshal and Building Official's recommendation based on Building Code. Additionally, the Planning and Zoning Commission held a public hearing on June 20, 2017, and recommended approval of the specific use permit by a vote of 5-0-0 with the following conditions:

- 1) The Specific Use Permit is tied to owner of the assembly use Mr. Paula Langi;
- 2) The Specific Use Permit is tied to the organization name Vaivai;
- 3) Parking will not be allowed on any unimproved (unpaved) areas or double parked areas blocking vehicles from entering or leaving the site;
- 4) All access to the leased space shall remain open and clear and the sidewalk kept clear for the public way; and
- 5) 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. There being none, Mayor Martin closed the public hearing at 7:59 p.m.

Council Member Tompkins inquired about enforcement of the parking requirements.

Mr. Collins advised that the Code Compliance Department will be working closely with the Planning Department to monitor the situation and the applicant is aware of the rules.

Council Member Tompkins motioned to approve Ordinance No. 2161, a Specific Use Permit for a Private Membership Organization (Place of Assembly) on Oakwood Terrace Addition, Block 2, Lot B1R, 220 Martha Street in the Texas Highway 10 Multi-Use District (TX-10).

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 21. HELD PUBLIC HEARING AND CONSIDER APPROVAL OF CRIME CONTROL AND PREVENTION DISTRICT (CCPD) BUDGET FOR FY2017-2018

Mayor Martin opened the public hearing at 8:01 p.m.

Finance Director Jewell advised the City Council that the proposed Euless Crime Control and Prevention District Budget for Fiscal Year 2017-2018 was approved by the Crime Control and Prevention District Board on June 12, 2017, following a public hearing. State law requires final approval by the City Council without amendment. The proposed budget continues existing programming by the district.

Assistant Police Chief Gary Landers provided an explanation of the proposed capital expenditures in the budget.

Mayor Martin asked to hear from any proponents followed by opponents wishing to speak regarding the item. Seeing none, the public hearing was closed at 8:06 p.m.

Council Member Stinneford motioned to approve the Crime Control and Prevention District (CCPD) Budget for Fiscal Year 2017-2018.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 22. SET PUBLIC HEARING FOR AUGUST 29, 2017 FOR PROPOSED CITY OF EULESS BUDGET FOR FY 2017-2018

Council Member Stinneford motioned to set a public hearing for August 29, 2017, 7:00 p.m. in the Euless City Council Chambers regarding the proposed City of Euless Budget for Fiscal Year 2017-2018.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 23. PLACED A PROPOSAL TO ADOPT CITY OF EULESS AD VALOREM TAX RATE ON THE SEPTEMBER 12, 2017 AGENDA

Council Member Zimmer motioned to place a proposal to adopt the City of Euless proposed Ad Valorem Tax Rate of \$0.4625 per \$100 valuation on the September 12, 2017 agenda.

Council Member Eilenfeldt seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 24. SCHEDULED PUBLIC HEARINGS ON PROPOSED CITY OF EULESS AD VALOREM TAX RATE FOR AUGUST 29, 2017, AND SEPTEMBER 5, 2017

Council Member Tompkins motioned to schedule two public hearings on the proposed City of Euless Ad Valorem Tax Rate for 7:00 p.m. on August 29, 2017, and for 7:00 p.m. on September 5, 2017, in the Euless City Council Chambers.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 25. APPROVED FOURTH AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF EULESS, VINEYARD VILLAGE MSV, LLC, AND BIG VINEYARD VILLAGE, LLC

City Manager Getchell advised that an Economic Development Agreement, dated September 1, 2006, by and between the City of Euless and Burk Collins & Co, LTD, amended to Vineyard Village MSV, LLC and Big Vineyard Village, LLC, the City of Euless agreed to rebate a certain percentage of sales taxes collected from the Shops at Vineyard Village to encourage the development of a new regional retail shopping center and to defray a portion of the required infrastructure costs. Such rebate was not to exceed \$4,069,000 over a ten year period.

The Shops at Vineyard Village opened just prior to the start of the 2008 recession and sales tax collections were substantially impacted during the early years.

This Fourth Amendment provides for a five-year extension of the rebate term, if within the extension term, the current developer opens a new retail/commercial center or a combination of retail/commercial centers with at least 120,000 square feet. If the current developer does not open a new center meeting the requirements of this Fourth Amendment, all rebate funds in escrow will be forfeited and the agreement will terminate.

Council Member Stinneford motioned to approve the fourth amendment to an economic incentive agreement by and between the City of Euless, Vineyard Village MSV, LLC, and Big Vineyard Village, LLC.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 26. AUTHORIZED CITY MANAGER TO NEGOTIATE AND EXECUTE A CHAPTER 380 AGREEMENT BY AND BETWEEN THE CITY OF EULESS AND STEWARDSHIP PROPERTIES, LLC

Assistant City Manager Chris Barker advised that the proposed Chapter 380 Agreement between the City of Euless and Stewardship Properties, LLC, provides a financial incentive related to a major remodel project of the Alexander Lane Apartments located at 505 East Alexander Lane. The total estimated cost of the improvements is approximately \$650,000. The owners are requesting a \$150,000 reimbursement grant from the City. Staff recommends approval of the agreement and that \$100,000 of the City's grant be disbursed from the Community Revitalization Fund, with the remaining \$50,000 to be distributed by the Redevelopment Fund.

Council Member Eilenfeldt motioned to approve a Chapter 380 agreement by and between the City of Euless and Stewardship Properties, LLC.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 27. APPROVED RESOLUTION NO. 17-1508

City Secretary Kim Sutter advised that the City of Euless received a petition meeting the requirements of Chapter 501 of the Texas Election Code related to local option elections on June 12, 2017. The minimum number of valid signatures required to call a local option election (LOE) was 2,881. Tarrant County Elections performed the petition signature verification and confirmed 3,933 valid petition signatures. The City Council must call the local option election for the next uniform election date of Tuesday, November 7, 2017.

Council Member Tompkins motioned to approve Resolution No. 17-1508, calling a local option election for the legal sale of all alcoholic beverages for off premise consumption only and authorizing a contract with Tarrant County to furnish election services and equipment

Council Member Stinneford seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 28. APPROVED BOARD APPOINTMENTS

The Planning and Zoning Commission and Capital Improvements Advisory Committee has a vacancy as the result of the resignation of Commissioner Brad Bauer. The new appointment would be to fill the unexpired time with the term expiring December 31, 2018.

Council Member Tompkins motioned to appoint Warren Wilson to Place 7 of the Planning and Zoning Commission and Capital Improvements Advisory Committee with a term to expire December 31, 2018.

Council Member Zimmer seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 29. APPROVED BOARD APPOINTMENTS

The Crime Control and Prevention District (CCPD) is comprised of seven Directors, including four Council Members and three Citizen Members, who serve staggered two-year terms that expire September 1 of each year.

Council Member Zimmer motioned to reappoint Council Members Linda Eilenfeldt and Jeremy Tompkins, reappoint Citizen Member Mike Pruitt, and appoint Citizen Member Rusty Brown to the Crime Control and Prevention District Board with terms to expire September 1, 2019.

Council Member Bynum seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 30. PUBLIC COMMENTS

Darl Easton, 1005 Fayette Drive, Euless, expressed his congratulations to Warren Wilson on his appointment to the Planning and Zoning Commission. Additionally, he referenced information regarding the City's budget documents that he has posted to his social media accounts for public input.

ITEM NO. 31. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

Mayor Martin advised of several upcoming events:

- Saturday, August 19, 2017, Clear the Shelters Event, Euleess Animal Shelter, 9:00 a.m. to 5:00 p.m., all adoption fees will be waived for dogs, cats, puppies, and kittens;
- Saturday, August 19, 2017, 2nd Annual Drive-In Movie featuring “Grease,” The Parks at Texas Star parking lot, beginning at Sundown, one canned food item per person for entry;
- Monday, August 21, 2017, Solar Eclipse Watch Party, Mary Lib Saleh Euleess Public Library, 11:30 a.m. to 2:00 p.m., eclipse glasses will be available for viewing while supplies last.

ITEM NO. 32. ADJOURN

Mayor Martin adjourned the meeting at 8:20 p.m.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary