

**WORK SESSION AGENDA  
GREENVILLE CITY COUNCIL  
TUESDAY, APRIL 10, 2012**

**I. CALL TO ORDER**

Mayor Oliver called the April 10, 2012, Work Session to order at 5:00 p.m. Present were Councilmembers Perkins, Perks, Dailey, Herrin, Del Bosque-Hobdy, and Franklin. Also present were City Manager Steve Alexander, City Attorney Brent Money, and City Secretary Debra Newell.

**II. ITEMS TO BE DISCUSSED**

A. **Items on the regular agenda of April 10, 2012**

**III. EXECUTIVE SESSION AS NEEDED FOR AGENDA ITEMS OR EXECUTIVE SESSION ITEMS AS LISTED ON THE REGULAR AGENDA - SECTIONS 551.071, 551.087, 551.072, 551.074, OR 551.073**

The Council went into Executive Session as listed on the regular agenda at 5:01 p.m.

**IV. ADJOURN**

Upon reconvening in open session at 5:50 p.m., the work session was adjourned.

**REGULAR COUNCIL MEETING AGENDA  
GREENVILLE CITY COUNCIL  
TUESDAY, APRIL 10, 2012**

**I. CALL TO ORDER**

Mayor Oliver called the April 10, 2012, Regular Meeting to order at 6:00 p.m. Present were Councilmembers Perkins, Perks, Dailey, Herrin, Del Bosque-Hobdy, and Franklin. Also present were City Manager Steve Alexander, City Attorney Brent Money and City Secretary Debra Newell.

**II. INVOCATION**

Pastor Ben McGraw of Crosspoint Fellowship gave the invocation.

**III. PLEDGE OF ALLEGIANCE**

**IV. PRESENTATIONS**

National Equal Pay Day Proclamation – Leslie Todd, representing AAUW, accepted a proclamation regarding National Equal Pay Day.

Greenville Lions Varsity Basketball Team Proclamation – Coaches Sedberry, Thomas, and Jarvis accepted a proclamation on behalf of the Basketball Team.

Campus Crime Stoppers Proclamation – Officers Calender and Hamilton accepted a proclamation on behalf of the Campus Crime Stoppers.

Residential Inspection Program Taskforce Final Report (*John Adel, Assistant City Manager*)

John Adel briefed the council on this report. The report represents a consensus of the Taskforce with a lot of discussion and compromising. Trends indicate renter-occupied housing in Greenville is approaching 50% of all housing. Approximately one-fourth of the housing stock (owner-occupied) is valued at less than \$50,000. The Taskforce came up with nine strategies that could potentially be considered which include:

- Perform Regular and Ongoing Housing Assessments
- Create a Public Education and Awareness Campaign
- Improve the Effectiveness of the Existing Code Enforcement Programs
- Increase Code Enforcement staffing levels
- Develop a Community Assistance Network
- Develop a Rental Property Registration Process (*implement within the next year*)
- Develop a Voluntary Rental Inspection Program (*not recommended, at this time*)
- Develop a Mandatory Rental Inspection Program (*not recommended, at this time*)
- Develop a Mandatory Certificate of Occupancy (Owner Occupied) Inspection Program (*not recommended*)

The Taskforce recommends implementing most of the strategies now, with the exceptions as noted.

The City Council thanked the Taskforce for their diligence and hard work on this topic.

The following Taskforce members spoke about residential housing inspection:

Karin Hinojosa, in favor, much needed program; Mary Catherine-Heard, recommends starting with a test area and have a committee (or Taskforce members) to implement; Dennisha Denney, suggested starting with voluntary registration; Ray McKinney, recommends taking big steps to start enforcing the recommendations.

Additional comments:

David Phelps, opposed to aggressive new ordinances; Richard Hutchins, wanted to know if this data would be public or private; Rachel Rendish, noted the failure of such programs in California; Holly Gray, agrees with Taskforce recommendations; Duane May, against Rental Inspections; Dee Hilton, supports voluntary registration by landlords; Joseph Alexander, is in favor of recommendations.

## V. CITIZENS TO BE HEARD

John Kelso, funding neighborhood playgrounds; Renee Francey, opposed to changing City Manager's contract; Richard Hutchins, opposed to changing City Manager's contract and asked for clarification on amount spent on legal fees; Steve Bridges, did not hear warning sirens during recent storms and noted the local radio station did not broadcast any warnings; Theresa Young, comments on the storm warnings; Steve Reid, views the timing of the City Manager's contract change as bad.

## VI. NEW BUSINESS

**A. CONSENT CALENDAR-** All items listed are considered to be routine by the City Council and will be enacted by one motion.

1. City Council Meeting Minutes – March 27, 2012 (*as amended*); March 30, 2012
2. Resolution of the City Council of the City of Greenville, Texas, appointing/reappointing Richard Bays and Dave Dreiling to Places 4 and 5 on the GEUS Board of Trustees (*City Council*)

**Resolution 12-13: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS TO PLACES 4 AND 5 ON THE GEUS BOARD OF TRUSTEES; AND ESTABLISHING AN EFFECTIVE DATE.**

3. Ordinance authorizing an agreement between the City of Greenville and the Crisis Center of Northeast Texas (*Cliff Copeland, Finance Director*)

**Ordinance 12-023: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AN AGREEMENT BETWEEN THE CITY OF GREENVILLE AND THE CRISIS CENTER OF NORTHEAST TEXAS; AND SETTING AN EFFECTIVE DATE.**

4. Ordinance authorizing entry into agreements between the City of Greenville and Senior Center Resources and Public Transit, Inc., relating to the provision of certain services to the citizens of Hunt County (*Cliff Copeland, Finance Director*)

**Ordinance 12-024: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF GREENVILLE AND SENIOR CENTER RESOURCES AND PUBLIC TRANSIT, INC., RELATING TO THE PROVISION OF CERTAIN SERVICES TO THE CITIZENS OF HUNT COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

5. Ordinance authorizing entry into an agreement with Keep Greenville Beautiful for FY2011-12 (*Cliff Copeland, Finance Director*)

**Ordinance 12-025: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF GREENVILLE AND KEEP GREENVILLE BEAUTIFUL; AND PROVIDING AN EFFECTIVE DATE.**

Councilmember Perkins asked that the March 27<sup>th</sup>, 2012, minutes be amended to reflect that Crew Cuts also provides a high quality of service and has a solid reputation.

Councilmember Herrin moved, Councilmember Franklin seconded for the adoption of the Consent Agenda. Motion carried by unanimous consent of the City Council.

**B. PUBLIC HEARINGS**

**C. ACTION ITEMS**

1. Consideration and action on an ordinance authorizing a unit price construction contract with L.H. Lacy Company, Ltd. of Dallas, Texas for the Monty Stratton Parkway (Interstate 30 to Lions Lair) Project (*Massoud Ebrahim, Director of Public Works*)

Director of Public Works, Massoud Ebrahim, noted that ten bids were received and there was a spread of 56% between the lowest and the highest.

Councilmember Perkins moved, Councilmember Herrin seconded for the enactment of Ordinance 12-026: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH L.H. LACY COMPANY, LTD. OF DALLAS, TEXAS, FOR THE MONTY STRATTON PARKWAY (INTERSTATE 30 TO LIONS LAIR) PROJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council.

**VII. BOARD AND COMMISSION MINUTES/CITY STAFF OR COUNCIL REPORTS**

Planning & Zoning Minutes January 23, 2012  
Airport Advisory Board Minutes February 15, 2012  
Greenville Board of Development Minutes February 21, 2012

**VIII. EXECUTIVE SESSION**

The Mayor announced the time as 8:02 p.m. and stated the City Council would now go into Executive Session under Section 551.071 (1) - L-3 Communications vs. City of Greenville Lawsuit; Section 551.072 – Paul Mathews Exchange Building; Section 551.074 – Evaluation of City Secretary; City Manager Employment Contract.

- IX.** Take any action on any item discussed in Executive Session as needed.

Upon reconvening into open session at 9:00 p.m., Councilmember Franklin made a motion to amend the City Manager's contract:

City Attorney Brent Money cited information from the Attorney General stating the action taken at the March 27, 2012, was properly posted.

Councilmember Herrin moved to rescind Ordinance 12-021, Councilmember Dailey seconded. Motion carried by unanimous consent of the City Council.

Councilmember Franklin moved:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS THAT:**

**SECTION 1.** The City Council hereby rescinds Ordinance 12-021.

**SECTION 2.** The Mayor be, and he is hereby authorized to execute on behalf of the City, this First Amendment to the Agreement for Professional Services and Employment as City Manager attached as Exhibit "A", by and between the City and Steven J. Alexander, City Manager.

**SECTION 3.** This Ordinance shall take effect and be in full force immediately upon its passage and approval, **AND IT IS SO ORDAINED.**

**PASSED AND APPROVED**, this the 10<sup>th</sup> of April, 2012.

**FIRST AMENDMENT TO THE  
AGREEMENT FOR PROFESSIONAL SERVICES AND EMPLOYMENT AS CITY MANAGER**

*THIS FIRST AMENDMENT TO THE CITY MANAGER AGREEMENT ("First Amendment") is made and entered into effective the 10th day of April, 2012, by and between the City of Greenville, Texas, a Texas municipal corporation (the "City") and Steven J. Alexander (the "Manager").*

**WITNESSETH:**

*WHEREAS, the City Council of the City (the "Council") and the Manager are parties to an Agreement for Professional Services and Employment dated August 6, 2007 (the "Agreement");*

*WHEREAS, the Council and the Manager desire to amend the Agreement as further set forth in this First Amendment;*

*NOW, THEREFORE, in recognition of Manager's superior job performance, and for other good and valuable consideration, including the mutual covenants herein contained, the City and the Manager hereby contract, covenant, and agree as follows:*

1. Amendment. Section 6.1. a. is hereby amended to read in its entirety as follows
  - a. Five members of the governing body vote to terminate the Manager at a duly authorized public meeting; or
2. Remainder of Agreement Unchanged. Except as amended by this Amendment the Agreement remains unchanged."

Councilmember Perks seconded for the enactment of Ordinance 12-027: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY, AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES AND EMPLOYMENT AS CITY MANAGER BY AND BETWEEN THE CITY AND STEVEN J. ALEXANDER, CITY MANAGER; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FULL FORCE IMMEDIATELY UPON ITS PASSAGE AND APPROVAL.** Motion carried by majority 5-2 vote with Councilmembers Perkins and Dailey voting "against".

The City Council reconvened in Executive Session under the sections listed at 9:07 p.m.

**IX. ADJOURN**

Upon reconvening in Open Session at 9:50 p.m., the meeting was adjourned.