

**WORK SESSION MINUTES  
GREENVILLE CITY COUNCIL  
TUESDAY, JUNE 26, 2012**

**I. CALL TO ORDER**

Mayor Reid called the June 26, 2012, work session to order at 5:00 p.m. Present were Councilmembers Perkins, Perks, Dailey, Del Bosque-Hobdy, Francey and Linson-Bell. Also present were City Manager Steve Alexander, City Attorney Brent Money, and City Secretary Debra Newell.

**II. ITEMS TO BE DISCUSSED**

A. Presentation of GEUS Annual Audit (*David McCalla, General Manager*)

General Manager David McCalla passed out copies of GEUS's Annual Audit and Management Letter. He updated the City Council on various projects that have contributed to the favorable audit. He also noted that GEUS's bond rating was recently upgraded to A+ by Standard and Poors.

B. **Items on the regular agenda of June 26, 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**

Council went into Executive Session at 5:18 p.m. as listed on the regular agenda.

**IV. ADJOURN**

Worksession adjourned at 5:55 p.m.

**REGULAR COUNCIL MEETING MINUTES  
GREENVILLE CITY COUNCIL  
TUESDAY, JUNE 26, 2012**

**I. CALL TO ORDER**

Mayor Reid called the June 26, 2012, regular meeting to order at 6:00 p.m. Present were Councilmembers Perkins, Perks, Dailey, Del Bosque-Hobdy, Francey and Linson-Bell. Also present were City Manager Steve Alexander, City Attorney Brent Money, and City Secretary Debra Newell.

**II. INVOCATION**

Bobby Atkins, Highland Terrace Baptist Church gave the invocation.

**III. PLEDGE OF ALLEGIANCE**

**IV. PRESENTATIONS**

**V. CITIZENS TO BE HEARD**

John Kelso, 3515 Highmeadow, would like to see more funds budgeted for street improvement and training of street department personnel.

**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 – June 12, 2012
2. Ordinance authorizing final payment to Kimley-Horn & Associates, Inc., for a Professional Service Agreement to design the Industrial Park West Infrastructure Improvements (*Massoud Ebrahim, Public Works Director*)

Ordinance 12-033: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING FINAL PAYMENT TO KIMLEY-HORN & ASSOCIATES, INC., FOR A PROFESSIONAL SERVICE AGREEMENT TO DESIGN THE INDUSTRIAL PARK WEST INFRASTRUCTURE IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.**

3. Ordinance authorizing final payment for the unit price construction contract with Billy Cummings Construction for the construction of the Industrial Park West Water and Paving project (*Massoud Ebrahim, Public Works Director*)

Ordinance 12-034: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING FINAL PAYMENT FOR THE UNIT PRICE CONSTRUCTION CONTRACT WITH BILLY CUMMINGS CONSTRUCTION FOR THE CONSTRUCTION OF THE INDUSTRIAL PARK WEST WATER AND PAVING PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

4. Ordinance approving contract with City of Allen Police Department for authorized firearms training activities at the City Owned Firing Range (*Daniel J. Busken, Chief of Police*)

Ordinance 12-035: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONTRACT WITH THE CITY OF ALLEN POLICE DEPARTMENT FOR AUTHORIZED FIREARMS TRAINING ACTIVITIES AT THE CITY OWNED FIRING RANGE; AND SETTING AN EFFECTIVE DATE.**

Councilmember Perks moved for adoption of the Consent Calendar, Councilmember Francey seconded. Motion carried by unanimous consent of the City Council.

## **B. PUBLIC HEARINGS**

1. Public hearing, discussion and consideration on an ordinance authorizing the approval of a Conditional Use Permit to allow a Used Auto Sales facility at 3913 Wesley Street, Suite A (*Lance Estep, City Planner*)

City Planner Lance Estep briefed the on this request. The Planning and Zoning Commission considered this request and recommended the Conditional Use Permit be allowed with the following conditions since the parking area is currently undefined and confusing without appropriate striping: Any parking utilized by the business should be sized and striped in accordance with City standards prior to issuance of a Certificate of Occupancy and in lieu of requiring additional trees along Templeton Street, replace any existing fencing that faces Wesley Street and install decorative wrought iron fencing prior to issuance of a Certificate of Occupancy. (The City's Zoning Ordinance requires landscaping to be installed.)

Councilmember Del Bosque-Hobdy noted that she felt like having two types of fencing (wrought iron and chain link) would not look good.

Mayor Reid opened the Public Hearing and asked if anyone wished to speak in favor of this request. Oggie Stevens, the applicant, noted they would like to keep the chain link fence, but would install the wrought iron if required.

Mayor Reid asked if anyone wished to speak in opposition. There was no one. He closed the Public Hearing.

Councilmember Perkins made a motion to approve the item as presented and recommended by P & Z. Motion died for lack of a second.

Councilmember Dailey moved to allow chain link fencing all around the property and just require landscaping trees along Wesley Street. Councilmember Del Bosque-Hobdy seconded.

Ordinance 12-036: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A USED AUTO SALES FACILITY AT 3913 WESLEY STREET, SUITE A; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JUNE 26, 2012.** Motion carried by majority 5-2 vote of the City Council with Councilmembers Perkins and Linson-Bell voting "no".

## **C. ACTION ITEMS**

1. Consideration and action on a resolution amending the Bylaws for the Greenville 4A Economic Development Corporation (*Greg Sims, President, Board of Development*)

Councilmember Perkins moved, Councilmember Linson-Bell seconded for the adoption of Resolution 12-27: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AMENDMENTS TO THE ARTICLES AND BYLAWS GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.** Motion carried by unanimous consent of the City Council.

2. Consideration and action on a resolution appointing/reappointing persons to fill vacancies on the Airport Advisory Board, Animal Shelter Advisory Board, Board of Adjustment, Board of Parks and Recreation, Library Advisory Board, Main Street Advisory Board, Planning and Zoning Commission, Substandard Structures Rehabilitation Board and Tourism Advisory Board (*City Council*)

**Resolution 12-28: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS ON THE AIRPORT ADVISORY BOARD TO SERVE IN PLACE 1, 2, AND 3; AND SETTING AN EFFECTIVE DATE.**

Place 1	John Pitkin	(appoint)	Term expires June 30, 2015
Place 2	Lance Woodard	(appoint)	Term expires June 30, 2015
Place 3	Charles Fisher	(reappoint)	Term expires June 30, 2015

**Resolution 12-29: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS ON THE ANIMAL SHELTER ADVISORY BOARD TO SERVE IN PLACES 1, 2, AND 6; AND SETTING AN EFFECTIVE DATE.**

Place 1	Dr. Patricia Rife	(reappoint)	Term expires June 30, 2015
Place 2	Municipal Officer	(reappoint)	Term expires June 30, 2015
Place 6	Dr. Jonathan Rocky (unexpired term)	(appoint)	Term expires June 30, 2014

**Resolution 12-30: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS ON THE ZONING BOARD OF ADJUSTMENT TO SERVE IN PLACE 1, 2, 3, AND 4; AND SETTING AN EFFECTIVE DATE.**

Place 1	Terry Sadler	(move from Alt.)	Term expires June 30, 2015
Place 2	Wanda Gooch	(reappoint)	Term expires June 30, 2015
Place 3	Nick Jones	(reappoint)	Term expires June 30, 2015
Place 4	LaShun Titus	(move from Alt.)	Term expires June 30, 2015

**Resolution 12-31: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINT/REAPPOINTING MEMBERS TO THE PARKS AND RECREATION ADVISORY BOARD TO SERVE IN PLACES 1, 2, 3, 4, AND 6; AND SETTING AN EFFECTIVE DATE.**

Place 1	Josh Slinkard	(appoint)	Term expires 6-30-2015
Place 2	Ila Gillstrap	(reappoint)	Term expires 6-30-2015
Place 3	Denise Donnenwerth Baum	(reappoint)	Term expires 6-30-2015
Place 4	Cody Nicholson (unexpired term)	(appoint)	Term expires 6-30-2014
Place 6	Anne Wright (unexpired term)	(appoint)	Term expires 6-30-2014

**Resolution 12-32: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINT/REAPPOINTING MEMBERS TO THE LIBRARY ADVISORY BOARD TO SERVE IN PLACES 1 AND 3; AND SETTING AN EFFECTIVE DATE.**

Place 1	Charla Turner	(appoint)	Term expires 6-30-2015
Place 4	Bruce Barkley	(reappoint)	Term expires 6-30-2015

**Resolution 12-33: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS TO SERVE IN PLACES 1 AND 2 ON THE MAIN STREET ADVISORY BOARD; AND SETTING AN EFFECTIVE DATE.**

Place 1	Carol Taylor	(appoint)	Term expires June 30, 2015
Place 2	Mandy Stewart	(appoint)	Term expires June 30, 2015

**Resolution 12-34: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING MEMBERS TO THE PLANNING AND ZONING COMMISSION IN PLACES 4, 7, 8, AND 9; AND SETTING AN EFFECTIVE DATE.**

Place 4	Dallas Jacks (unexpired term)	(appoint)	Term expires June 30, 2013
---------	----------------------------------	-----------	----------------------------

Place 7	Tim Stainback	reappoint)	Term expires June 30, 2015
Place 8	Ben Collins	(reappoint)	Term expires June 30, 2015
Place 9	Dr. James Barr	(reappoint)	Term expires June 30, 2015

**Resolution 12-35: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS TO SERVE IN PLACES 3, 4, 5, AND ALTERNATE ON THE SUBSTANDARD STRUCTURES REHABILITATION BOARD; AND SETTING AN EFFECTIVE DATE.**

Place 3	Dimetrous Ann Nixon	(reappoint)	Term expires June 30, 2015
Place 4	Dennisha Denney	(reappoint)	Term expires June 30, 2015
Place 5	Chris Jones	(move from Alternate)	Term expires June 30, 2015
Alternate 1	Kristi Brown	(appoint)	Term expires June 30, 2015

**Resolution 12-36: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS TO THE TOURISM AND CONVENTION ADVISORY BOARD TO SERVE IN PLACES 4 AND 5; AND SETTING AN EFFECTIVE DATE.**

Place 4	Barbara Denuyl	(reappoint)	Term expires 6-30-2015
Place 5	Cathy Smithey	(reappoint)	Term expires 6-30-2015

Councilmember Perks moved to appoint the above named persons to Boards and Commissions, Councilmember Del Bosque-Hodby seconded. Motion carried by unanimous consent of the City Council.

3. Consideration and action on a resolution confirming reappointment of a Civil Service Commissioner (*Steven J. Alexander, City Manager*)

Councilmember Del Bosque-Hobdy moved to confirm reappointment of Tim Dooley, Councilmember Dailey seconded for the adoption of Resolution 12-37: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, CONFIRMING THE REAPPOINTMENT OF A MEMBER TO THE CIVIL SERVICE COMMISSION TO SERVE IN PLACE 1; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council.

4. Consideration and action on an ordinance approving a Conditional Use Permit to allow restaurant at 50026 Del Ra Drive, at the corner of Highway 69 and F.M. 1570 (*Lance Estep, City Planner*)

A Public Hearing was held on this item on May 22, 2012. Access to the proposed Donut Shop was discussed at length, as the only option is for the entrance and exit is on Del Ra Drive. Neighbors expressed concern about traffic on the residential street. Director of Public Works, Massoud Ebrahim, referenced standards in the *Access Management Manual (TxDOT), December 2009* as the basis for the only location of the entrance/exit.

Councilmember Dailey moved to approve the ordinance as presented with the conditions noted, Councilmember Perks seconded for the enactment of Ordinance 12-037: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT AT 50026 DEL RA DRIVE AT THE CORNER OF HIGHWAY 69 AND F. M.1570; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JUNE 26, 2012.** Motion carried by majority 5-2 vote of the City Council with Councilmembers Perkins and Linson-Bell voting "no".

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

Substandard Structures Rehabilitation Board Minutes May 7, 2012  
 Library Advisory Board Minutes May 10, 2012

May 2012 Financials

**VIII. EXECUTIVE SESSION**

The Mayor announced the time as 6:56 p.m., and noted the Council would now go into Executive Session under Section 551.071 (1) - L-3 Communications vs. City of Greenville Lawsuit.

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

**X. ADJOURN**

There being no further business the meeting was adjourned at 7:50 p.m.