

**WORK SESSION MINUTES
GREENVILLE CITY COUNCIL
TUESDAY, JULY 27, 2010**

I. CALL TO ORDER

Mayor Oliver called the July 27, 2010, City Council worksession to order at 5:00 p.m. Councilmembers Perkins, Perks, Roszhart, Tennison, Herrin, and Franklin were present. Also present were City Manager Steve Alexander, City Attorney Brent Money and City Secretary Debra Newell.

II. ITEMS TO BE DISCUSSED

- A. Discussion on Billing and Customer Service and discussion on Electric Deregulation
(David McCalla, GEUS General Manager)

Jimmy Dickey, Customer Service Manager with GEUS, presented information on the following topics: Security deposits for utility services, Bad debt transfers, Universal rates throughout the City, Empower pre-paid electric policies and Electric deregulation in Texas. There was also discussion about revising City ordinances that relate to electric utility service and practices.

- B. Alcohol on City of Greenville Lots *(John Adel, Assistant City Manager)*

This request has come from the Chamber of Commerce, because they would like designated areas to sell beer and wine during the Rally Round Greenville. They feel this is a safer alternative than to allow it in the streets. City owned parking lots would serve as a better barrier. Current City ordinances do not allow alcohol on City owned property. Council asked staff to come back with an ordinance addressing the request.

- C. Community Development Software Demonstration *(Cliff Copeland, Finance Director)*
Not Discussed
- D. Governmental Transparency *(Cliff Copeland, Finance Director)*
Not Discussed
- E. **Items on the regular agenda of July 27, 2010**

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

IV. ADJOURN

The worksession was adjourned at 6:11 p.m.

**REGULAR COUNCIL MEETING MINUTES
GREENVILLE CITY COUNCIL
TUESDAY, JULY 27, 2010**

I. CALL TO ORDER

Mayor Oliver called the July 27, 2010, City Council regular session to order at 6:11 p.m. Councilmembers Perkins, Perks, Roszhart, Tennison, Herrin, and Franklin were present. Also present were City Manager Steve Alexander, City Attorney Brent Money and City Secretary Debra Newell.

II. INVOCATION

Councilmember Tennison gave the invocation.

III. PLEDGE OF ALLEGIANCE

IV. PRESENTATIONS

V. CITIZENS TO BE HEARD

Detra Hearne would like to know who is in charge of Electric, Water and Sewer service. She had a problem with a leak and subsequent adjustment on her bill. She also noted that Cedar Street needs to be repaved.

Theresa Young is upset with GEUS policies as they added an unpaid bill by her cousin on to her bill when her cousin moved in with her. She did not think that was fair that she was not notified.

Don Hallett owner of Steak Angus and Soulman's BBQ said he thought the Fats, Oil and Grease ordinance was too big of a burden on business owners during these tough economic times.

Penny Hargrave/Jennifer Stogner, 3415 Washington Street are students at Texas A & M – Commerce and are trying raise awareness for victims of domestic violence and are planning to send a petition to the Governor.

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. Approval of City Council Meeting Minutes – July 13, 2010
2. Resolution approving a multi-year agreement for temporary closure of a segment of the State Right of Way (*Doyle Dick, Main Street Manager*)

Resolution 10-41: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A MULTI-YEAR AGREEMENT FOR TEMPORARY STREET CLOSURE OF A SEGMENT OF THE STATE HIGHWAY SYSTEM; AND SETTING AN EFFECTIVE DATE.

3. Ordinance authorizing a Professional Services Agreement with Gary R. Traylor and Associates, Inc. for grant management of the Water System Improvements for the 2010 Texas Community Development Block Grant (TxCDBG) 710281 (*Massoud Ebrahim, Director of Public Works*)

Ordinance 10-061: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GARY R.

TRAYLOR AND ASSOCIATES, INC. FOR GRANT MANAGEMENT FOR THE 2010 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) #710281; AND SETTING AN EFFECTIVE DATE.

4. Ordinance authorizing the purchase of a new Backhoe to replace Unit #9905 in Water Distribution (*Cliff Copeland, Finance Director*)

Ordinance 10-062: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE PURCHASE OF A NEW BACKHOE FOR THE WATER DISTRIBUTION DIVISION; AND PROVIDING AN EFFECTIVE DATE.

5. Resolution appointing/reappointing members to the Greenville Housing Authority (*City Council*)

Item #5 tabled. Councilmember Tennison moved, Councilmember Roszhart seconded for the adoption of the Consent Calendar Items 1 – 4. Motion carried by unanimous consent of the City Council.

B. PUBLIC HEARINGS

1. Public hearing, consideration and action on an ordinance authorizing a unit price construction contract with Austin Bridge and Road, L.P., in the amount of \$591,406 for the construction of the 2010 Street Improvement Program; and providing for a budget amendment (*Massoud Ebrahim, Director of Public Works*)

The City proposes to construct the 2010 Street Improvement Project that would include the rehabilitation method of hot mix overlay of various streets throughout the City. The Street Improvement Program is based on need and takes into consideration planned utility improvements to not interfere with Street Improvement Goals.

Two other unrelated projects were included an alternate bids. The projects were to overlay Warren Park Parking Lot and overlay the existing pavement inside Forest Park Cemetery for the Parks and Recreation Department and a project to add additional parking to the airport terminal parking lot for the City's Municipal Airport.

Austin Bridge and Road, L.P., of Irving, Texas is the lowest responsible bidder with a base bid of \$504,848 and an alternate bid of \$86,558. In preparation of this project the City budgeted \$350,000 and the Street Improvement portion of this bid was \$271,339. The City prepared Change Order Number One (1) in the amount of \$79,000 to include additional streets and utilize all funding available at this low bid price. The total contract price of this project will be \$670,406.

Mayor Oliver opened the public hearing and asked if anyone wished to speak in favor of this ordinance. There was no one. He asked if anyone wished to speak in opposition. There was no one. Mayor Oliver closed the public hearing.

Councilmember Tennison moved, Councilmember Perkins seconded for the enactment of Ordinance 10-063: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH AUSTIN BRIDGE AND ROAD, L.P., IN THE AMOUNT OF \$670,406 FOR THE CONSTRUCTION OF THE 2010 STREET IMPROVEMENT PROGRAM; AND HOLD A PUBLIC HEARING ON A BUDGET AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous consent.

C ACTION ITEMS

1. Consideration and action on a resolution appointing members to the Plan Advisory Committee for the Small Area Plan for West Greenville and the I-30 Corridor (*Lance Estep, City Planner*)

This item has been postponed until the August 10, 2010, meeting. However, City Planner Lance Estep briefed the Council on this item. The City of Greenville and the consultant team, Freese and Nichols, have commenced data gathering and documenting existing conditions for the Small Area Plan for West Greenville and the I-30 Corridor.

The next step in the planning process is to form a Plan Advisory Committee (PAC). A PAC is traditionally a community group comprised of elected officials, agencies, interest groups, and citizens that meet several times throughout the planning process.

The PAC will meet initially with City staff and the consultant team to learn about the project and to discuss goals and objectives. Thereafter, the PAC will meet prior to each public workshop to review and discuss preliminary recommendations and to incorporate comments and concerns from the general public.

The PAC will make formal recommendations to the Planning and Zoning Commission, understanding that the Planning and Zoning Commission will review all information and make a final recommendation to City Council.

City staff asks the City Council to recommend individuals to fill the following spots on the PAC:

- One City Council Member
 - One Greenville Independent School District (GISD) Member
 - One Planning and Zoning Commission Member
 - One Tax Increment-Reinvestment Zone (TIRZ) Board Member
 - One Texas Department of Transportation Representative
 - One Chamber of Commerce – Smart Growth Committee Member
 - Three Developer(s)/Realtor(s)
 - Two Citizens from within the City
 - One Citizen from the City's Extraterritorial Jurisdiction (ETJ)
2. Consideration and action on an ordinance providing for the issuance of City of Greenville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2010; levying a tax in payment thereof; authorizing the execution and delivery of a purchase agreement and paying agent/ registrar agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance (*Cliff Copeland, Finance Director*)

These bonds will be used to reconstruct Traders Road and construction a portion of Monty Stratton Parkway. Councilmember Perkins wanted to know if the projects could be voted on separately. It was decided to vote on the projects together as presented.

Councilmember Herrin moved specifically to use the 2010 Certificates of Obligation for Traders Road and Monty Stratton Parkway, Councilmember Tennison seconded for the enactment of Ordinance 10-064: **AN ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF GREENVILLE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2010; LEVYING A TAX IN PAYMENT THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AGREEMENT AND PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; AND ENACTING PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE.** Motion carried by unanimous consent of the City Council.

3. Consideration and action on an ordinance authorizing a qualified and experienced public accounting firm whose principal officers are independent certified public accountants to obtain audit services for performance of the City's annual financial audit and single audit of state and federal grants for the fiscal year ending September 30, 2010, with the option to renew for two additional one year periods (*Cliff Copeland, Finance Director*)

The City Charter requires an annual audit by an independent certified public accountant. The audit will be designed to meet the requirements set forth in the City Charter and, the independent auditors' report will be included in the Comprehensive Annual Financial Report.

Proposals were evaluated by the City of Greenville Finance and Audit Committee. The Committee has reviewed and scored the proposals. Based upon the Committee's findings, the firm of Weaver has been chosen to perform the City's 2010 audit.

The firm of Weaver has experience auditing both municipalities and electric utilities. The committee consensus found Weaver to be the best choice to perform the 2010 audit. The committee proposes contracting with Weaver for a term of one year with options for two one year renewals.

Councilmember Roszhart moved, Councilmember Tennison seconded for the enactment of Ordinance 10-065: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH WEAVER FOR AUDITING SERVICES; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council present.

4. Consideration and action on a resolution authorizing the Greenville 4a Economic Development Corporation to make application for loan from the Texas Leverage Fund (*Ron Robinson, GBOD President and CEO*)

Judy Hudson, with GBOD, explained that the 4A-EDC wishes to re-apply for the Texas Leverage Fund Loan in an amount not to exceed \$3,000,000.00 to complete the engineering/construction of Industrial Park West. The Board of the 4A-Economic Development Corporation re-authorized and re-confirmed by Resolution on July 20, 2010.

Councilmember Tennison moved, Councilmember Perks seconded for the adoption of Resolution 10-42: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION TO MAKE APPLICATION FOR LOAN FROM THE TEXAS LEVERAGE FUND; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council.

5. Consideration and action on a resolution authorizing the use of 1/8 cent sale tax funds of the Greenville 4a Economic Development Corporation (*Ron Robinson, GBOD President and CEO*)

The 4A-EDC Board has reserved the final determination of the loan amount not to exceed 3 million dollars until all estimates are received and the Board determines/approves those portions of the project it wishes to complete. This would complete a road to serve FSTI and other portions of the Industrial Park.

Councilmember Tennison moved, Councilmember Roszhart seconded for the adoption of Resolution 10-43: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE USE OF 1/8 CENT SALE TAX FUNDS OF THE GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous consent of the City Council.

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

Tourism Advisory Board Minutes March 12, 2010
Planning and Zoning Minutes April 19, 2010
Library Advisory Board Minutes June 10, 2010

June Financials

GBOD Financials

Mayor Oliver noted that the City has lost an important citizen in the passing of Carl Reese. Carl was a tireless volunteer.

VIII. EXECUTIVE SESSION

The Mayor announced the time as 7:17 p.m. and stated the Council would now go into Executive Session under Sections 551.071 – Airport Lease, Section 551.074 - City Council Appointees - City Attorney and Section 551.087 - Project Steam Engine.

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

X. ADJOURN

Upon reconvening in Open Session at 9:00 p.m., the meeting was adjourned by unanimous consent of the City Council.