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City Council Chamber  
2821 Washington Street

**City Council**  
Steve Reid, Mayor

Place 1 Dan Perkins

Place 2 Dr. Joe Perks

Place 3 Jeff Dailey

Place 4 Velma Del Bosque-Hobdy

Place 5 Renee' Francey

Place 6 Sandra Linson-Bell

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### **Work Session Minutes**

**1. Call to Order**

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

**2. Items to be Discussed**

A. Solid Waste Fees (*Cliff Copeland, Finance Director*)

This will be a pass through fee from Republic Malloy for the disposal portion of the current fee. The increase will be related to an increase in the Consumer Price Index. Republic Malloy's second term of their contract begins in July of 2013 and expires in July of 2018. This item will up for consideration at the December 11 City Council Meeting.

**3. Items on the Regular Agenda of November 27, 2012**

**4. 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 at 5:19 p.m., as listed on the regular agenda.

**5. Adjourn**

Upon reconvening in Open Session at 5:55 p.m., the work session was adjourned.

**Regular Session Minutes**

**1. Call to Order**

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

**2. Invocation**

Mayor Reid gave the invocation.

**3. Pledge of Allegiance**

**4. Presentations**

**5. Citizens to be Heard**

**6. Consent Calendar**

A. City Council Meeting Minutes – November 13, 2012

B. Resolution approving the City of Greenville's Annual Investment Policy (*Cliff Copeland, Finance Director*)

Resolution 12-53: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING REVISIONS TO THE INVESTMENT POLICY; AND SETTING AN EFFECTIVE DATE.**

C. Cancellation of December 25, 2012, City Council Meeting

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

**7. Public Hearings**

A. Public hearing, consideration and action on an ordinance for a request by Hillary Vonahsen, representing Britain Chevrolet, for approval of a change in zoning from (C) Commercial district & (A) Agriculture District to (HR) Highway Retail district on a 7.13 acre property at the southeast corner of Monty Stratton Parkway and Interstate 30 (*Steve Methven, Chief Building Official*)

The applicant requests approval of a change in zoning from Agriculture and Commercial to Highway Retail for a 7.13 acre property situated in the Wm. Parrish Survey, part of a larger 127 acre tract at the southeast corner of Monty Stratton Parkway and Interstate 30.

The applicant is requesting a change to the Highway Retail District, which in staff's opinion, conforms to the requirements and intent of the West Greenville Small Area Plan.

Mayor Reid opened the Public Hearing and asked if anyone wished to speak in favor of this request.

Roy Wilshire and Byron Britain, applicants asked the Council to approve this item. Mr. Britain noted he and his family are excited to open their dealership in Greenville.

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

Councilmember Francey moved, Councilmember Del Bosque-Hobdy seconded for the enactment of Ordinance 12-069: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, CHANGING THE ZONING FROM (C) COMMERCIAL DISTRICT AND (A) AGRICULTURE DISTRICT TO (HR) HIGHWAY RETAIL DISTRICT ON A 7.13 ACRE PROPERTY AT THE SOUTHEAST CORNER OF MONTY STRATTON PARKWAY AND INTERSTATE 30; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER NOVEMBER 27, 2012.** Motion carried by unanimous vote of the City Council.

- B. Public hearing, consideration and action on an ordinance for a request by Byron Britain, representing Britain Chevrolet, for approval of a Conditional Use Permit to allow a New Automobile Sales Facility on a 7.13 acre property at the southeast corner of Monty Stratton Parkway and Interstate 30 (*Steve Methven, Chief Building Official*)

The applicant requests approval of a Conditional Use Permit (CUP) to operate a new automobile sales facility at the southeast corner of Monty Stratton Parkway and Interstate 30.

The Planning Commission unanimously recommended Conditional Approval of the request.

Mayor Reid opened the Public Hearing and asked if anyone wished to speak in favor of this request.

Roy Wilshire, applicant asked the Council to approve this item. He noted that some of the architectural requirements are a condition of Chevrolet.

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

Councilmember Perks moved, but limiting the cross access requirement to normal business hours, Councilmember Dailey seconded for the enactment of Ordinance 12-070: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A NEW AUTOMOBILE SALES FACILITY ON A 7.13 ACRE PROPERTY AT THE SOUTHEAST CORNER OF MONTY STRATTON PARKWAY AND INTERSTATE 30; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER NOVEMBER 27, 2012.** Motion carried by unanimous vote of the City Council.

- C. Public hearing, consideration and action on an ordinance authorizing a FY 2011-12 budget amendment to Airport Fund (300), Exchange Properties Fund (110), and Receptions Activities Fund (111) (*Cliff Copeland, Finance Director*)

Mayor Reid opened the Public Hearing and asked if anyone wished to speak in favor of this request.

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

In FY 2011-12, a number of decisions were made and actions taken that affected various funds in the City's budget.

Airport Fund – Legal fees associated with Airport operations exceeded budget by \$503,645.

Exchange Properties Fund – Due to safety concerns, the exterior stones were removed from around the parking garage at the Exchange Building, this caused the Exchange Properties Fund to exceed budget by \$10,578.

Recreations Activities Fund – The increased participation in youth and adult recreational activities and special events caused the cost to support these programs to exceed the original budget \$16,830.

Councilmember Perkins moved, Councilmember Del Bosque-Hobdy seconded for the enactment of Ordinance 12-071: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A FY 2011-12 BUDGET AMENDMENT TO AIRPORT FUND (300), EXCHANGE PROPERTIES FUND (110), AND RECREATIONS ACTIVITIES FUND (111); AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

## 8. Ordinances

A. Consideration and action on an ordinance amending Section 20.02.084 Adjustment of Account and Appendix A Section 20.07.074 Sewer Rate Schedules of the Code of Ordinances of the City of Greenville (*Cliff Copeland, Finance Director*)

SAIC Energy, Environment & Infrastructure, LLC conducted a Water and Wastewater Cost of Service and Rate Design Study that was completed and reported to the City Staff October 5, 2011.

Two policy changes recommended in the report are 1) water leak adjustments and 2) multi-unit meters (U-Meters).

Councilmember Perks moved, Councilmember Linson-Bell seconded for the enactment of Ordinance 12-072: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE, SECTION 20.02.084 ADJUSTMENT OF ACCOUNT AND APPENDIX A SECTION 20.07.074 SEWER RATE SCHEDULES; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); AND PROVIDING FOR AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

B. Consideration and action on an ordinance approving a city-initiated revision to Article III: Districts of the City of Greenville Zoning Ordinance (Ord. No. 08-059), specifically to add Section 3-7 Overlay Districts and to create Section 3-7.1 IH-30 Overlay District in the City of Greenville Code of Ordinances (*Steve Methven, Chief Building Official*)

The Planning and Zoning Commission and City Council approved the West Greenville Small Area Plan and adopted the document as an amendment to the City's Comprehensive Plan in 2011. The plan contained an implementation section which outlined certain action items for City Staff to

pursue in order to implement the vision of the plan. The first action item to pursue was an Interstate 30 Corridor Overlay District that includes design guidelines to regulate signage, site design and architecture.

Those who attended the Small Area Plan public meetings (approximately 250 citizens) supported the overlay district concept, in addition to the 16 Small Area Plan Advisory Committee Members, the Board of Development, the Planning Commission, and the City Council.

City Staff and the Commission have since held 2 workshops, 1 public hearing, and 1 workshop with IH-30 property owners specifically on the overlay district. In addition, the City Council held a second public hearing on the Overlay District in January.

Sally Bird, Milton Babb and Cate Hall spoke in support of the Overlay District.

Councilmember Perkins moved, Councilmember Del Bosque-Hobdy seconded for the enactment of Ordinance 12-073: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING ARTICLE III: DISTRICTS OF THE CITY OF GREENVILLE CODE OF ORDINANCES, SPECIFICALLY TO ADD SECTION 3-7 OVERLAY DISTRICTS AND TO CREATE SECTION 3-7.1 IH-30 OVERLAY DISTRICT; PROVIDING FOR A REPEALING, SEVERABILITY, AND PENALTY CLAUSE; AND PROVIDING THAT THIS SHALL BE IN EFFECT AND FULL FORCE DECEMBER 7, 2012.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on an ordinance authorizing purchase and entering an annual maintenance agreement with Spillman Technologies, Inc. for a Police Records Management software package using Certificates of Obligation or through a capital lease purchase program based on pricing from the DIR contract (*Cliff Copeland, Finance Director*)

The City of Greenville currently uses New World Systems software application for Police Records Management.

Over the course of the last year and a half, police staff have researched and determined course of action for vetting Police Records Management Software. Participating personnel from Patrol, CID, Crime Analysis, Records, Dispatch, and Evidence Technician were used to evaluate the different software vendors. The purchase will either be made through proposed Certificates of Obligation or a Lease Purchase.

Councilmember Del Bosque-Hobdy moved, Councilmember Francey seconded for the enactment of Ordinance 12-074: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE PURCHASE OF AND ENTERING INTO A MONTHLY MAINTENANCE AGREEMENT SPILLMAN TECHNOLOGIES FOR A POLICE RECORDS MANAGEMENT SOFTWARE PACKAGE USING CERTIFICATES OF OBLIGATION OR THROUGH A CAPITAL LEASE PURCHASE PROGRAM BASED ON PRICING FROM THE DIR CONTRACT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Resolutions

- A. Consideration and action on a concurrent resolution providing for the collection, handling and transfer of sales tax revenues due and owing to Greenville 4A Economic Development Corporation (*Greg Sims, GBOD CEO/President*)

Mayor Reid noted that he would be abstaining from items A & B, as American National Bank was the apparent winning bid for the bonds. He left the Council Chamber.

The Greenville 4A Economic Development Corporation is a non-profit industrial development corporation, governed by Sections 501, 502 and 504 of the Texas Local Government Code. The City has levied a one-eighth of one percent sales and use tax for the benefit of the Greenville 4A Economic Development Corporation to be used exclusively for its lawful purposes.

The Greenville 4A Economic Development Corporation proposes to issue its sales tax revenue bonds for its lawful purposes in accordance with the Texas Local Government Code. In order to provide security for the Bonds, it is necessary for the Greenville 4A Economic Development Corporation and the City to adopt formal procedures by which the revenues received from the Sales Tax are collected, deposited, held, identified, allocated and transferred to the Greenville 4A Economic Development Corporation.

Councilmember Perks moved, Councilmember Perkins seconded for the adoption of Resolution 12-54: **A CONCURRENT RESOLUTION PROVIDING FOR THE COLLECTION, HANDLING AND TRANSFER OF SALES TAX REVENUES DUE AND OWING TO GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION.** Motion carried by majority consent (6-0-1) with Mayor Reid abstaining.

- B. Consideration and action approving a resolution adopted by the Board of Directors of the Greenville 4A Economic Development Corporation authorizing the issuance and sale of Greenville Economic Development Corporation Sales Tax Revenue Refunding Bonds, Series 2012; approving the issuance of the bonds and the plan of financing authorized thereby and the financing documents (*Greg Sims, GBOD CEO/President*)

The Greenville 4A Economic Development Corporation applied for and received a Texas Leverage Fund loan from the State of Texas in the amount of \$ 1,475,000 with a term of fifteen (15) years with a variable interest rate of Federal Prime rate plus three percent (3%). This loan was used to fund the construction of a public road in Industrial Park West for economic development and growth.

The Texas Leverage Fund loan is a variable interest rate. Currently interest rates are at an all-time low but are not expected to stay there over the thirteen year term of the loan. The Investment Committee for the Greenville 4A Economic Development Corporation has reviewed and recommended to the Greenville 4A Economic Development Corporation Board of Directors that the Texas Leverage Fund loan be refunded at a fixed interest rate to mitigate the risk of higher future interest cost.

While there is not a direct financial impact to the City, there is a risk of higher interest rates to a component unit of the City that would reduce the 4A unit's ability to promote and improve economic development in the community.

Councilmember Francey moved, Councilmember Perkins seconded for the adoption of Resolution 12-55: **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS APPROVING A RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF THE**



**GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE AND SALE OF GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE REFUNDING BONDS, SERIES 2012, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$ 1,475,000; APPROVING THE ISSUANCE OF THE BONDS AND THE PLAN OF FINANCING AUTHORIZED THEREBY AND THE FINANCING DOCUMENTS.**  
Motion carried by majority consent (6-0-1) with Mayor Reid abstaining.

**10. Board and Commission Minutes/City Staff or City Council Reports**

Airport Advisory Board Minutes October 17, 2012  
Code Enforcement Monthly Report- October 2012  
Perdue October Report  
Monthly Financials

**11. Executive Session**

**The Mayor announced the time as 7:34 p.m., and stated the Council would go into Executive Session under sections: Section 551.087:** (1) Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting development negotiations; (2) Deliberate the offer of a financial or other incentive to a business prospect described by Subdivisions: Projects: Wave, Splash, Rounder, Retread, Rebound, Raspberry, Patch, Fuel, TailFin, 360, Focus, Bucket, Lima, Cotton, Elevator, Gear, Glass, Valor, E, Interior, Salary, Westside, East Tech, Shale, Green, Azalea, Booth, Partner; **Section 551.072:** Discussion with respect to the purchase, lease, or value of real property, when such discussion would have a detrimental effect on negotiating position of the governmental body: Projects: Wave, Splash, Rounder, Retread, Rebound, Raspberry, Patch, Fuel, TailFin, 360, Focus, Bucket, Lima, Cotton, Elevator, Gear, Glass, Valor, E, Interior, Salary, Westside, East Tech, Shale, Green, Azalea, Booth, EDC Land, Partner; **Section 551.074: City Attorney and Section 551.072 – Majors Field Airport.**

**12. Take action on any item discussed in Executive Session**

The Council reconvened in Open Session at 9:38 p.m. Councilmember Perkins made a motion to Extend the contract with Scott, Money & Ray, while striking the provision that a super majority, five votes, be needed for termination. Councilmember Perks seconded. Motion failed by 3-4 vote. Councilmembers Perkins, Perks and Del Bosque-Hobdy voting "for", Councilmembers Francey, Dailey, Linson-Bell and Mayor Reid voting "against".

**13. Adjourn**

The meeting was adjourned at 9:40p.m.