

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 work session to order at 5:02 p.m. Councilmembers Perkins, Perks, Del Bosque-Hobdy, Francey, and Bell were present. Also present were City Manager Steve Alexander, City Attorney Daniel Ray, and Deputy City Secretary Carole Kuykendall. Councilmember Dailey was absent.

#### **2. Items to be Discussed**

##### **A. YMCA Committee Update (*Jerry Ransom & Greg Sims*)**

Dr. Ransom informed the Council that there are approximately 18 committee members with a good cross section of individuals. About 30 people have been attending the meetings and there has been a lot of interest in the project. The first meeting was an organizational meeting and the second meeting discussed what plans or activities are needed for a new facility. Partnerships are expected with different entities including the hospital for wellness programs.

The YMCA committee was originally tasked with monitoring the interest from the community for a new YMCA. As more meetings transpired though, ideas were to include an event center.

Greg Sims, President of Greenville Board of Development, highlighted benefits of a multi-purpose facility in Greenville which could enhance the quality of life, economic development, business growth, and wellness. The proposal of the YMCA Committee is for the City to own the entire facility and contract with the YMCA to operate it on a daily basis. An operating agreement would be established with coordination of facility use from all parties. The event center/gym could be rented for private events just like the Civic Center and Hunt County Fairgrounds. GBOD will order an Economic Impact Report from Impact Datasource which can be completed by January 30. The Greenville Event Center and YMCA would be a \$15 million bond package with a target to have this on the May 2013 ballot. If this project is purely supported by property tax revenue, there will be an increase of \$140,000 per tax roll cent. Other revenue sources may include hotel/motel sales tax, general fund, 380 sales tax, city reserves, Greenville Board of Development funding, Texas Parks and Wildlife grants, or Greenville Electric Utility System. In addition, the hospital district has expressed interest in renting space for a rehabilitation and physical therapy facility.

Councilmember Perkins stated he is concerned because so many proposed sources of funding are taxing entities and taxpayers will shoulder the cost of this facility if other revenue sources aren't successful. Councilmember Del Bosque-Hobdy asked what the plans were for the old YMCA. It was stated that question has just come up at the meetings and one possibility is it may be given to the City.

B. FY2013/14 Budget Discussion (*Cliff Copeland, Finance Director*)

City Manager Steven Alexander brought forth City Council strategic initiatives based on results from the City Council retreat July 13-14, 2012. The Council discussed reviewing Guiding Values and the Vision Statement at a future meeting. The City Manager uses these philosophies in preparing a budget for the upcoming fiscal year. City Council Initiatives that were brought forth from the retreat include 1) continue to make Greenville a safe Place to live and work; 2) develop solutions to address the problems of aging neighborhoods; 3) enhance and strengthen community trust 4) focus on improving and expanding city infrastructure 5) manage the City's finances with excellence and wisdom 6) promote economic development and business prosperity and 7) promote growth and welfare of Greenville's educational institutions. Upon direction from the City Council, the City Manager will build the FY2013/2014 budget around these initiatives.

C. Outdoor Warning Sirens Presentation (*Doug Caison, Fire Chief*)

Fire Chief Doug Caison discussed the outdated Outdoor Warning System. Currently five of the seven sirens are working and the facilities department is working on repairing the other two. The sirens are located at Graham Park, Middleton Park, Oak Creek Park, SportsPark, and Wright Park as well as two sirens stationed at L-3. These sirens are designed to be heard outdoors; no sound system is designed to be heard indoors. One problem with the current is there is not enough solar power to charge the batteries; City Staff will meet with GEUS to discuss the possibility of running electricity to the sirens to overcome that obstacle. GEUS Chairman of the Board stated GEUS will gladly work with the City to hook up direct power. As these sirens are intended for outdoor warning, citizens still need to monitor storms. Currently 1,627 citizens are signed up for Code Red, the automated calling emergency system.

D. Street Reconstruction Priority list (*Massoud Ebrahim, Director of Public Works*)

*This item was discussed in Regular Session.*

**3. Items on the Regular Agenda of January 22, 2013**

**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**

**5. Adjourn**

Being no further discussion, the work session was adjourned at 5:59 p.m.

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**Regular Session Minutes**

**1. Call to Order**

Mayor Reid called the work session to order at 5:02 p.m. Councilmembers Perkins, Perks, Del Bosque-Hobdy, Francey, and Bell were present. Also present were City Manager Steve Alexander, City Attorney Daniel Ray, and Deputy City Secretary Carole Kuykendall. Councilmember Dailey was absent.

**2. Invocation**

Pastor Dan Rather from Tidwell Baptist Church gave the invocation.

**3. Pledge of Allegiance**

**4. Presentations**

- A. Boys and Girls Club Presentation (*Jenny Krueger, Chief Professional Officer*)

This item rescheduled for the February 12, 2013 meeting.

- B. Street Reconstruction Priority list (*Massoud Ebrahim, Director of Public Works*)

Director of Public Works Massoud Ebrahim presented needs assessment for the Street Improvement Program based on criteria of condition, growth, traffic use, connections, crossings, connectivity, thoroughfare plan, general use, other, and institutional knowledge. The projects that met these criteria include Stonewall-Mockingbird to I-30; Webb-Wesley to Sayle; Roy Warren-Traders Road to FM1570; Center Point Lane-Roy Warren Parkway to Jacqueline Boulevard; Sayle-Kari lane to I-30; Wellington-Joe Ramsey to Lee; Shelby-Enterprise to Montana; Stonewall-Park to Stanford; Morgan and Bourland – north and west of Carver School; Live Oak-Bonham to Nashville; Wellington St. – from Ridgecrest to Shelby; and Ridgecrest Road-Canton to Sayle Street. At a total street improvement bond package of \$30M, the City Manager asked for direction from the Council if they would like one total bond package, divide the projects up into \$5 M projects, or any other suggestions the Council may have. One suggestion is to put existing road reconstruction in one bond package and new roads in another bond package.

**5. Citizens to be Heard**

No citizens to be heard at this time. Jim Morris spoke when item 8 was discussed.

**6. Consent Calendar**

- A. City Council Meeting Minutes – January 8, 2012

- B. 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 13-004: **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.**

- C. Ordinance authorizing payment to Tyler Technologies for the purchase of Incode annual software support (*Cliff Copeland, Finance Director*)

Ordinance 13-005: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING PAYMENT TO TYLER TECHNOLOGIES FOR THE PURCHASE OF INCODE ANNUAL SOFTWARE SUPPORT; AND PROVIDING AN EFFECTIVE DATE.**

- D. Ordinance authorizing a ground lease agreement between the City of Greenville and Texsan Aviation, a sole proprietorship, at the Greenville Municipal Airport (*Steven J. Alexander, City Manager*)

Ordinance 13-006: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A GROUND LEASE AGREEMENT BETWEEN THE CITY OF GREENVILLE, TEXAS, AND TEXSAN AVIATION, AT THE GREENVILLE MUNICIPAL AIRPORT; AND PROVIDING AN EFFECTIVE DATE.**

Councilmember Perks moved, Councilmember Del Bosque-Hobdy seconded for the adoption of the Consent Calendar. Motion carried by unanimous vote of the City Council present.

**7. Public Hearings**

**8. Ordinances**

- A. Consideration and action on an ordinance authorizing an agreement with Taylor Olson Adkins Sralla Elam for legal services related to Majors Field Airport (*Daniel Ray, City Attorney*)

City Attorney Daniel Ray researched more than ten firms that specialize in legal municipal experience, economic development, ad valorem taxes, and airport lease experience and recommended the firm of Taylor Olson Adkins Sralla Elam for legal services related to Majors Field Airport. Discussion following regarding the continued use of Jackson Walker and the work they had done on the lease and would that be discarded since Jackson Walker has already been paid \$33,500. City Attorney Daniel Ray stated the draft lease agreement would be one of the documents the new law firm would be working on.

Jim Morris came forward to speak at this time and stated he is not running for office nor intends to at his age, he is not anti L-3, L-3 is vital part of the City and area. He thought Bob Scott had been hired to negotiate with L-3 and knew Bob to be very capable. Mr. Morris wants to make sure the City negotiates the best lease for the City.

Councilmember Perkins proposed talking to Jackson Walker to see if they would reduce their rate since the firm of Taylor Olson Adkins Sralla Elam charges \$200 hourly and Jackson Walker is higher than that.

Councilmember Perkins moved to table this item, Councilmember Linson-Bell seconded. Motion failed with Councilmembers Perkins and Del Bosque-Hobdy voting "for" and Councilmembers Perks, Francey, Linson-Bell and Mayor Reid voting "against."

Councilmember Perks moved, Councilmember Francey seconded for the enactment of Ordinance 13-007: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR LEGAL MATTERS WITH TAYLOR OLSON ADKINS SRALLA ELAM WITH RESPECT TO THE AIRPORT LEASE AT MAJORS FIELD; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority vote of the City Council present with Councilmembers Perks, Francey, Linson-Bell, and Mayor Reid voting "for" and Councilmembers Perkins and Del Bosque-Hobdy voting "against."

**9. Resolutions**

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

Airport Advisory Board Minutes November 14, 2012  
GBOD Meeting Minutes November 19, 2012  
Planning and Zoning Commission Minutes November 19, 2012  
GBOD Meeting Minutes November 27, 2012

December 2012 Financials  
Perdue Monthly Report

The City Council convened into Executive Session at 7:55 p.m. under the following:

- B. **Section 551.072 - Downtown Property** - Discussion with respect to the purchase, exchange, lease, or value of real property, when such discussions would have a detrimental effect on negotiating position of the governmental body

The City Council reconvened into Regular Session at 8:08 p.m.

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

**13. Adjourn**

Being no further business, the City Council meeting adjourned at 8:09 p.m.