

---

## Work Session Minutes

### 1. Call to Order

Mayor Reid called the Work Session to order at 5:00 p.m. Councilmembers Perkins, Dailey, Del Bosque-Hobby, Francey, and Bell were present. Also present were City Manager Steve Alexander, City Attorney Daniel Ray, and City Secretary Debra Newell. Councilmember Perks was absent.

### 2. Items to be Discussed

#### A. 2013 Budget Process (*Cliff Copeland, Finance Director*)

The Finance and Audit Committee met on February 8<sup>th</sup> to discuss modifying current Comparison Cities to be used for wages, demographics, and economic development purposes during the budget process. The Committee decided to recommend that the following cities be used for comparison purposes: Cleburne, Corsicana, McKinney, Paris, Rockwall, Sulphur Springs, Terrell, Waxahachie, Weatherford, and Wylie.

City Manager Steve Alexander sought feedback on the Strategic Initiatives he presented at the last meeting.

#### B. Timeframe of Street Improvement Program (*Massoud Ebrahim, Public Works Director*)

Twelve street projects were identified as priorities. They are as follows: 1) Stonewall (Mockingbird to Frontage \$1.43M); 2) Webb Street (Sayle to Wesley \$1.22 M); 3) Roy Warren (new construction - Traders to FM 1570 \$4.18M); 4) Centerpoint (new construction - Roy Warren to Jacqueline \$1.5M); 5) Sayle Street (Kari Lane to Frontage Road \$920,000); 6) Wellington (Joe Ramsey to Lee \$4.020M); 7) Shelby (Enterprise to Montana \$6.8M); 8) Stonewall (Park to Stanford \$1.5M); 9) Morgan and Bourland \$1.4M; 10) Live Oak (Bonham to Nashville \$500,000); 11) Wellington (Ridgecrest to Shelby); and 12) Ridgecrest (Canton to Sayle \$1.3M). It was discussed grouping the Street Projects for a Bond Referendum in order to make the funding and project management easier. The propositions may include: new construction, rehabilitation and repair, and major reconstruction projects. Discussion included keeping the debt level or deferring some of it and the impact to the tax rate.

### 3. Items on the Regular Agenda of February 12, 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

The Council went into Executive Session at 5:36 p.m. as listed for Economic Development Projects on the regular agenda.

### 5. Adjourn

The worksession was adjourned at 5:55 p.m.

## Regular Session Minutes

### 1. Call to Order

Mayor Reid called the Regular Meeting to order at 6:00 P.M. Councilmembers Perkins, Dailey, Del Bosque-Hobdy, Francey, and Bell were present. Also present were City Manager Steve Alexander, City Attorney Daniel Ray, and City Secretary Debra Newell. Councilmember Perks was absent.

### 2. Invocation

Jerry Speight of the Hope Center gave the invocation.

### 3. Pledge of Allegiance

### 4. Presentations

*Mayor Reid asked that Item 8-B be considered at this time, prior to the presentations. Discussion and vote are listed under that item in the minutes.*

#### A. YMCA Presentation (*Jerry Ransom, Chairman*)

Jerry Ransom and Don Bolin presented the City Council with a declaration from the YMCA Committee requesting that the City Council place a proposition on the May Ballot for the issuance of \$15M in bonds to build a new YMCA and Events Center. The Committee would also request that if the proposition passes, the City Council appoint a building committee and a management committee. The Council will also need to address and ask for assistance from local entities with the debt service.

Councilmember Francey asked if the committee addressed the status of the current facility. Jerry Ransom said they did not.

Tannie Brooks, 505 Fox Trail, said she is not in favor of her taxes going up and she does not believe building this facility is the City's responsibility.

Byron Taylor noted he has been in the hospitality industry for quite sometime and said Event Centers can be tricky to run and can quickly turn into money pits. He also noted problems with the way the current civic center was constructed.

#### B. 2012 Achievement of Excellence in Libraries (*Paul Phelan, Library Director*)

Members of the W.W. Harrison Public Library accepted the 2012 Achievement of Excellence in Libraries plaque from Mayor Reid.

#### C. Boys and Girls Club Presentation (*Jenny Krueger, Chief Professional Officer*)

Jenny Krueger briefed the City Council on current programs and initiatives at the Boys and Girls Club. She also reminded the City Council about their Gala on February 23 at the Civic Center.

D. Charter Review Presentation (*Dave Dreiling, Chairman*)

Dave Dreiling briefed the City Council on the Committee's method in reviewing the Charter. He outlined the suggested changes for the City Council. The suggestions will be formulated into propositions for the May ballot.

5. **Citizens to be Heard**

David Herbert, 5502 Nevada, said he has enjoyed working for the City for 35 years and he has decided to transfer to GEUS for a change of pace.

Jim Morris, 6515 Sayle Street, noted that David Herbert has been a valuable employee to the City. He also questioned why the Council was set to hire another out of town law firm to work on the lease negotiations when they already retained Bob Scott for the job. He stated it was obvious who was calling the shots.

6. **Consent Calendar**

A. City Council Meeting Minutes – January 22, 2013

B. Ordinance authorizing final payment to Nathan D. Maier Consulting Engineering, Inc. for the design of Traders Road Reconstruction (*Massoud Ebrahim, Director of Public Works*)

**Ordinance 13-008: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING FINAL PAYMENT TO NATHAN D. MAIER CONSULTING ENGINEERING, INC., FOR THE DESIGN OF TRADERS ROAD RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.**

C. Ordinance authorizing final payment of the unit price construction contract with Billy Cummings Construction for Traders Road Reconstruction (*Massoud Ebrahim, Director of Public Works*)

**Ordinance 13-009: 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 TRADERS ROAD RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.**

D. Ordinance authorizing final payment to SFCC, Inc., for the Graham Park Reconstruction Project (*Colby VanGundy, Director of Parks and Recreation*)

**Ordinance 13-010: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING FINAL PAYMENT FOR THE GRAHAM PARK RECONSTRUCTION PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

E. Ordinance approving modification of the Range User Agreement between the City of Allen Police Department and the Greenville Police Department for an exchange of services with their driving track and the Department's firing range (*Daniel J. Busken, Police Chief*)

**Ordinance 13-011: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING MODIFICATION OF THE RANGE USER AGREEMENT BETWEEN THE**

**CITY OF ALLEN POLICE DEPARTMENT AND THE GREENVILLE POLICE DEPARTMENT FOR AN EXCHANGE OF SERVICES WITH THEIR DRIVING TRACK AND THE DEPARTMENT'S FIRING RANGE; AND SETTING AN EFFECTIVE DATE.**

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

**7. Public Hearings**

**8. Ordinances**

Mayor Reid noted he would be abstaining from this item and left the Council Chamber.

- A. Consideration and action of an ordinance providing for the issuance of City of Greenville, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2013, in the aggregate principal amount of not to exceed \$2,500,000; levying a tax in payment thereof; prescribing the form of said certificates; approving a paying agent/registrar agreement and purchase agreement; and enacting other provisions relating thereto; and becoming effective after passage (*Cliff Copeland, Finance Director*)

This issuance will help address problems at the Animal Control Facility, mowing needs, and software for the Police Department. These items have been talked about for several years and costs keep increasing. The City received several favorable bids with the best from American National Bank on this issuance.

**Ordinance 13-012: AN ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF GREENVILLE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2013, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,425,000; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID CERTIFICATES; APPROVING A PAYING AGENT/REGISTRAR AGREEMENT AND PURCHASE AGREEMENT; AND ENACTING OTHER PROVISIONS RELATING THERETO; AND BECOMING EFFECTIVE AFTER PASSAGE.** Motion carried by majority vote of the Council present, with Mayor Reid abstaining.

- B. Consideration and action of an ordinance of the City of Greenville, Texas approving a non-disclosure agreement with L-3 Communications governing the negotiation of a new lease for Greenville Municipal Airport - Majors Field with L-3 Communications; establishing internal policies governing the safeguarding and dissemination of confidential information; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (*Daniel W. Ray, City Attorney*)

Bryn Meredith of Taylor, Olson, Adkins, Sralla & Elam, LLP. Briefed the City Council on this item. L-3 Communications, due to the nature of their business, has requested a non-disclosure agreement prior to the beginning of lease negotiations. There is a need for them to protect confidential information regarding national security and financial data. The Agreement allows the "L-3 Committee" to negotiate the lease prior to bringing it forward for a full council vote. Mr. Meredith said that once the negotiations are complete, Councilmembers would rescind this ordinance and be given full access to any documents the L-3 Committee may have seen. He noted that this governing body should make the decision together to approve this ordinance. Councilmember Perkins noted he has serious problems with four Councilmembers being excluded from the negotiations in what is the biggest lease the Council may ever consider. He also has a major problem with the City Manager specifically being excluded from these

discussions. He feels he and the excluded Councilmembers have constituents that they are accountable to. Councilmember Del Bosque-Hobdy asked if it was customary to exclude the City Manager from lease negotiations or other City business. City Manager Steve Alexander noted that while it is not customary, he works for the City Council and he follows the directions of the Council.

Councilmember Perkins noted for the record that he objects to excluding City Staff in these discussions. Councilmember Dailey moved, Councilmember Francey seconded for the enactment of Ordinance 13-013: **AN ORDINANCE OF THE CITY OF GREENVILLE, TEXAS APPROVING A NON-DISCLOSURE AGREEMENT WITH L-3 COMMUNICATIONS GOVERNING THE NEGOTIATION OF A NEW LEASE FOR GREENVILLE MUNICIPAL AIRPORT - MAJORS FIELD WITH L-3 COMMUNICATIONS; ESTABLISHING INTERNAL POLICIES GOVERNING THE SAFEGUARDING AND DISSEMINATION OF CONFIDENTIAL INFORMATION; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by a majority vote (4-2) with Councilmembers Perkins and Del Bosque-Hobdy voting "no".

**9. Resolutions**

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

Airport Advisory Board Minutes December 12, 2012  
Planning and Zoning Minutes December 17, 2012  
Greenville Board of Development Minutes December 18, 2012  
Main Street Advisory Board Minutes December 20, 2012  
Charter Review Committee Minutes January 16, 2013  
Charter Review Committee Minutes January 24, 2013

Monthly Code Enforcement Report  
GBOD Quarterly Financials

**11. Executive Session**

The Mayor announced the time as 7:46 p.m. and stated the Council would now go into Executive Session under Section 551.071 (2) - Bond Propositions; Ledaro Micky Lawsuit; L-3 Integrated Systems, Inc. ; Section 551.074: City Manager Contract; Section 551.087: (1) Projects: Downtown-Treadway, Splash, Rounder, Retread, Red Pepper, Raze, Peary, Focus, Green, Salary, Fuel, Ruby Tuesday, "S", Spark JC and Section 551.072: Projects: Downtown-Treadway, Splash, Rounder, Retread, Red Pepper, Raze, Peary, Focus, Green, Salary, Fuel, Ruby Tuesday, "S", Spark JC.

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

**13. Adjourn**

Upon reconvening in Open Session at 9:21 p.m., the meeting was adjourned.