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**Work Session Minutes**

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**1. Call to Order**

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

**2. Items to be Discussed**

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

Cliff Copeland presented the City Council with very preliminary revenue assumptions as part of the beginning of the budget process. He further explained that each Department would give a presentation regarding their Departments' duties, current budget and needs.

B. Street Improvement Program (*Massoud Ebrahim, Public Works Director; Cliff Copeland, Finance Director*)

The suggested streets for rehabilitation were reviewed. The streets to be included in the Bond Proposition package were discussed. Director of Public Works Massoud Ebrahim noted that the construction of Center Point Lane may become a critical piece of infrastructure if Splash Kingdom is constructed in the proposed location.

C. Discussion on Emergency Weather Warning/Code Red (*Daniel J. Busken, Police Chief*)

Chief Busken briefed the City Council on an issue that arose during severe storms this month. The Code Red Warning System is initiated by the Greenville Police Department and this allows for customized messages to be sent out to citizens. The City currently utilizes a reverse call notification from the National Weather Service. It was noted that during the last weather event, utilizing both systems actually delayed getting notification to citizens. It is recommended that the National Weather Service system be used exclusively during dangerous weather events.

**3. Items on the Regular Agenda of February 26, 2013**

Councilmember Dailey said he has been called up to active duty in the Army but does not have his orders yet.

**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 Mayor announced the time as 5:40p.m. and stated the Council would go into Executive Session under Section 551.074- City Manager.

**5. Adjourn**

Upon reconvening in Open Session at 6:00 p.m., the work session was adjourned.

## Regular Session Minutes

### 1. Call to Order

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

### 2. Invocation

Library Director Paul Phelan gave the invocation.

### 3. Pledge of Allegiance

### 4. Presentations

### 5. Citizens to be Heard

Rosie Marks said she is having a problem with Code Enforcement making her remove a sign advertising her Palm Reading business from her front yard.

Vin Bobbitt, 5605 Kayway, asked about plans to expand Wright Park Golf Course. (City Manager, Steve Alexander noted that there are no current plans to do so). He also said some of the golf carts were not working.

### 6. Consent Calendar

- A. City Council Meeting Minutes – February 12, 2013
- B. Ordinance authorizing the purchase of three (3) new Chevy Tahoes for the Police Department.

Ordinance 13-014: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE PURCHASE OF THREE (3) TAHOES FOR THE POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.**

- C. Announce the name of Barry Gluck to be nominated to the GEUS Board of Trustees to Place 4 (*City Council*)

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

### 7. Public Hearings

- A. Public hearing, discussion and consideration of an ordinance on a request by Audrey Stucker for approval of a change in zoning from (SF-3) Single-Family (Small Lot) District to (NS) Neighborhood Services district, and to approve an amendment to the City of Greenville Future Land Use Map from “Low-Density Residential” to “Neighborhood Services” on a 0.188 acre property located between Johnson and Stuart Streets at 2406 Church Street (*Steve Methven, Building Official*)

The applicant requests zone change approval from ‘SF-3’ Single-Family (Small Lot) District to ‘NS’ Neighborhood Services. This property is located along the north side of Church Street,

between Johnson and Stuart Streets. The Future Land Use Map indicates that this property and surrounding areas should remain "Low-Density Residential;" thus representing a conflict between the applicants' request and the Comprehensive Plan. The applicant would like to operate a birthing center in this home.

The home is a beautiful neoclassical Craftsman with large wrap-around porches on both levels and four 2-story columns. The owners of the subject property also own the vacant lots abutting to the east and north. This request for a change in zoning only entails Lot 7 of Block 382 of the Original Town of Greenville Survey and not the vacant lots.

While not currently within the Neighborhood Conservation District, the 2004 Comprehensive Plan identified and included this block of residential properties within a larger proposed conservation area. The Comprehensive Plan indicates that "[t]his neighborhood area is characterized by old houses and small, neighborhood businesses...and has been identified as significant for the City to maintain."

Mayor Reid opened the Public Hearing and asked if anyone wished to speak in favor of this zone change. The applicant, Audrey Stucker asked the Council to approve this item. Sharlene Allen submitted a comment card that she supports this zone change.

Mayor Reid asked if anyone wished to speak in opposition of this zone change. There was no one. Mayor Reid closed the Public Hearing.

Councilmember Del Bosque-Hobdy moved, Councilmember Bell seconded for the enactment of Ordinance 13-015: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM (SF-3) SINGLE-FAMILY (SMALL LOT) DISTRICT TO (NS) NEIGHBORHOOD SERVICES DISTRICT; AND TO APPROVE AN AMENDMENT TO THE CITY OF GREENVILLE FUTURE LAND USE MAP FROM "LOW-DENSITY RESIDENTIAL" TO "NEIGHBORHOOD SERVICES" ON A 0.188 ACRE PROPERTY LOCATED BETWEEN JOHNSON AND STUART STREETS AT 2406 CHURCH STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER FEBRUARY 26, 2013.** Motion carried by unanimous vote of the City Council present.

## 8. Ordinances

- A. Consideration and action on an ordinance ordering a General and Special Election for the purpose of electing Councilmembers to Places 1 and 2 on the City Council and on the question of the adoption of amendments to the Charter of the City of Greenville, Texas; designating May 11, 2013, as the date of the General and Special Election; authorizing a joint election contract (*Debra Newell, City Secretary*)

This ordinance orders the election for the City Council races and the Proposed Charter Amendments. The following ordinance deals with the Proposed Bond Propositions.

City Attorney Daniel Ray asked the Council to consider adding a proposition dealing with requests or research by City Council members. The amendment would ask for any research to be done in writing and distributed to the entire City Council. He would also like to add clarifications on how the Municipal Judge may be removed.

Councilmember Perks moved, Councilmember Dailey seconded, with the proposed changes as presented by the City Attorney for the enactment of Ordinance 13-016: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ORDERING A GENERAL AND**

**SPECIAL ELECTION FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO PLACES 1 & 2 ON THE CITY COUNCIL AND ON THE QUESTION OF THE ADOPTION OF AMENDMENTS TO THE CHARTER OF THE CITY OF GREENVILLE, TEXAS; DESIGNATING MAY 11, 2013, AS THE DATE OF THE GENERAL AND SPECIAL ELECTION; AUTHORIZING A JOINT ELECTION CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

- B. Consideration and action on an ordinance calling a Bond Election to be held within said city; making provision for the conduct of the election and other provisions incidental thereto (*Debra Newell, City Secretary*)

During the 2012-13 budget process, the City Council expressed interest in possibly having a street reconstruction program developed and presented to the Citizens of Greenville to decide on in a May bond election.

Additionally, a committee was formed to explore the possibility of the City selling bonds to construct a facility for the YMCA. Ultimately the committee presented its findings at the February 12th City Council meeting. The committee unanimously supported to recommend the City Council call for a bond election in May 2013 to raise funds to construct a new facility to be operated by the YMCA.

Councilmember Dailey moved, Councilmember Perkins seconded for the enactment of Ordinance 13-017: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, CALLING A BOND ELECTION TO BE HELD WITHIN SAID CITY; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION AND OTHER PROVISIONS INCIDENTAL THERETO.** Motion passed by majority vote (5-1) of the City Council present with Councilmember Perks voting "no".

**9. Resolutions**

- A. Consideration and action on a resolution supporting the selection of Comparison Cities for the City of Greenville (*City Council*)

The Audit and Finance Committee used a matrix that compared population, tax rate, median income, city services, assessed valuations, and proximity to cities that recruit employees from this area. The Committee recommended removing the City of Lancaster and adding McKinney, Terrell, and Sulphur Springs to the list of Comparison Cities. McKinney would be used for wage comparison only while Sulphur Springs and Terrell for economic development comparisons. The following cities matched comparable with Greenville:

CITY	Demographics	Wages	Economic Development	Comparison Type
Greenville				
Cleburne	X	X		Demographics/Wages
Corsicana	X			Demographics
McKinney		X		Wages

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Paris	X		Demographics
Rockwall		X	Wages
Sulphur Springs			Economic Development
Terrell		X	Economic Development
Waxahachie	X	X	Demographics/Wages
Weatherford	X	X	Demographics/Wages
Wylie		X	Wages

Councilmember Perkins moved, Councilmember Perks seconded for the adoption of Resolution 13-06: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE SELECTION OF COMPARISON CITIES TO USE IN THE EVALUATION OF GREENVILLE; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

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

Library Advisory Board Minutes from December 18, 2012  
Citizens Charter Review Committee Minutes from January 31, 2013

January Financials

**11. Executive Session**

Was held during work session.

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

**13. Adjourn**

There being nothing further, the meeting was adjourned at 7:16 p.m.