

City Council
Steve Reid, Mayor

Place 1 Dan Perkins

Place 2 James Evans

Place 3 Jeff Dailey

Place 4 Velma Del Bosque-Hobdy

Place 5 Renee' Francey

Place 6 Sandra Linson-Bell

Work Session Minutes**1. Call to Order**

Mayor Reid called the Work Session to order at 5:00 p.m. Present were Councilmembers Perkins, Evans, Dailey, Del Bosque-Hobdy, Francey and Linson-Bell. Also present were City Manager Massoud Ebrahim, City Secretary Debra Newell and City Attorney Daniel Ray.

2. Items to be Discussed**A. 2013/14 Budget Discussion (*Massoud Ebrahim, City Manager*)**

City Manager Massoud Ebrahim reiterated to the Council that the proposed budget is balanced and the City is facing financial challenges.

Councilmember Perkins asked what the impact of granting the Firefighters their requested 4.1% pay increase. The cost for this fiscal year would be absorbed, but future costs would be approximately \$60K. Councilmember Perkins stated he is in favor of ordering a new fire truck, since it takes up to 9 months before delivery. He also questioned the service level with 12 open positions city wide. Ebrahim stated the staff has had to work more efficiently and doesn't think there will be any noticeable changes. Councilmember Perkins said he believes the position of Public Works Director needs to be filled.

Councilmember Francey noted her questions regarding the budget for the City Council. She is also in favor of purchasing a new fire truck at this time. She believes it is a safety issue. City Manager Ebrahim stated he does not think it is a good time to issue any debt. They will monitor any new sales tax revenue that comes in and use that towards a new truck.

Councilmember Evans said he was very proud of the City Manager's proposed, very efficient budget.

There will be two more work sessions devoted to discussing the proposed FY 2013-2014 budget.

3. Items on the Regular Agenda of August 27, 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**

The work session was adjourned at 6:00 p.m.

Regular Session Agenda**1. Call to Order**

Mayor Reid called the Regular Meeting to order at 6:03 p.m. Present were Councilmembers Perkins, Evans, Dailey, Del Bosque-Hobdy, Francey and Linson-Bell. Also present were City Manager Massoud Ebrahim, City Secretary Debra Newell and City Attorney Daniel Ray.

2. Invocation

Reverend Reufus Nash of Morning Chapel Baptist Church, Sulphur Springs, Texas gave the invocation.

3. Pledge of Allegiance**4. Citizens to be Heard**

Steve Ramsey, 2505 Rolling Hills Drive, suggested that the City Council address specific situations in the proposed lease with L-3. Situations that could occur in the future that might have drastic effects on the City of Greenville, such as a future Attorney General declaring that the property at Majors Field is taxable.

Danielle Quevedo, 118 Tomahawk, said that the carwash on FM 1570 sound is so loud and sounds just like a tornado siren, that she might know if the actual siren was sounded.

Ron Rogers, 1109 Whitehall Lane, asked the City Council to slow down on the YMCA project and to not move forward on a publicly funded YMCA. The City of Greenville should not be funding a religious organization.

John Kelso, 6005 Horne Dr., would like to see more funding for parks and their maintenance. He also feels like there has been no opportunity for public comment in this year's budget process.

5. Presentations**A. Solar Car Proclamation (*Greenville Independent School District*)**

Members of the GISD Solar Car Team received a proclamation from Mayor Reid.

B. Presentation of Major's Field Airport Appraisal (*Win Perkins*)

Win Perkins was unable to attend the meeting. City Attorney Daniel Ray noted that the appraisal is still being completed and lease negotiations are still on-going, but the lease will address specifically what happens if the property is ever determined to be taxable and how the lease proceeds must be spent. The lease will also be based on FAA requirements.

6. Consent Calendar**A. City Council Meeting Minutes – August 13, 2013**

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

7. Public Hearings

- A. Hold a public hearing, consideration and action on an ordinance amending Chapter 28, Exhibit A, Article V Site Development Standards, of the City of Greenville Code of Ordinances, by striking Section 5-2.25B.a in its entirety (*Daniel Ray, City Attorney*)

City Attorney, Daniel Ray, noted that the above section in the City's Code of Ordinances, is not enforceable and needs to be removed. The Planning and Zoning Commission voted to approve this change.

Mayor Reid opened the Public Hearing and asked if anyone wished to speak for or against this item. There was no one.

Councilmember Perkins moved, Councilmember Bell seconded for the enactment of Ordinance 13-057: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING CHAPTER 28, EXHIBIT A ARTICLE V SITE DEVELOPMENT STANDARDS, OF THE CITY OF GREENVILLE CODE OF ORDINANCES, BY STRIKING SECTION 5-2.25B.a IN ITS ENTIRETY; AND PROVIDING THAT THIS ORDINANCE IS IN FULL FORCE AND EFFECT IMMEDIATELY.** Motion carried by unanimous vote of the City Council

- B. Hold a public hearing, consideration and action on an ordinance authorizing the purchase of four (4) Twelve Lead Life Packs and authorizing a budget amendment (*Doug Caison, Fire Chief*)

Mayor Reid opened the Public Hearing and asked if anyone wished to speak for or against this item. There was no one.

Councilmember Dailey moved, Councilmember Evans seconded for the enactment of Ordinance 13-058: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE PURCHASE OF FOUR (4) TWELVE LEAD LIFE PACKS AND AUTHORIZING A BUDGET AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

8. Ordinances

- A. Consideration and action on the enactment of 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, 2013, with the option to renew for two additional one year periods (*Cliff Copeland, Finance Director*)

Cliff Copeland briefed the Council about this item. The firm of BKD, LLP has experience auditing both municipalities and electric utilities. The committee consensus found BKD, LLP to be the best choice to perform the 2013 audit. The committee proposes contracting with BKD, LLP for a term of one year with options for two one year renewals. The City's cost for the 2012-2013 audit fee is \$49,500, a reduction of \$11,160 from the 2011-2012 audit.

Councilmember Francey moved, Councilmember Evans seconded for the enactment of Ordinance 13-059: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, 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, 2013, WITH THE OPTION TO RENEW FOR TWO ADDITIONAL ONE YEAR PERIODS; AND SETTING AN EFFECTIVE DATE. Motion carried by unanimous vote of the City Council

9. Resolutions

- A. Consideration and action on a resolution of the City Council of the City of Greenville, Texas, placing a proposal on the September 24, 2013, City Council regular meeting agenda to adopt a 2013 tax rate that will not exceed the lower of the rollback rate or the effective rate (*Cliff Copeland, Finance Director*)

Cliff Copeland briefed the Council about this item. This budget proposes an ad valorem tax rate of \$.6990 per \$100 valuation. This rate is the same as the City's current tax rate of \$.6990 cents per \$100 valuation and is less than the effective tax rate or the rollback rate. This Budget will raise less total property taxes than last year's budget.

City Staff recommends placing on the September 24, 2013, City Council agenda an action to review and adopt the recommended 2013 tax rate as presented in the FY 2013-14 Proposed Budget for the City of Greenville.

Councilmember Francey moved, Councilmember Dailey seconded for the adoption of Resolution 13-36: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS PLACING A PROPOSAL ON THE SEPTEMBER 24, 2013, CITY COUNCIL REGULAR MEETING AGENDA TO ADOPT A 2013 TAX RATE THAT WILL NOT EXCEED THE LOWER OF THE ROLLBACK RATE OR THE EFFECTIVE RATE; REQUIRING PUBLICATION OF A NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH THE LAW; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on a resolution of the City Council of the City of Greenville, Texas, calling for a public hearings on the 2013-2014 Proposed Budget to be held on September 10, 2013; and requiring publication of a notice of public hearing on the 2013-14 Proposed Budget (*Cliff Copeland, Finance Director*)

Cliff Copeland briefed the Council about this item. This 2013-14 Proposed Budget will raise less total property taxes than last year's budget with a proposed property tax rate that does not exceed the effective tax rate of the rollback tax rate. The proposed tax rate is as follows:

\$.4965	General Fund - Maintenance and Operations
<u>\$.2025</u>	Tax Interest and Sinking (I&S) Fund
\$.6990	Total Tax Rate

This tax rate being proposed is the same tax rate adopted for fiscal year 2012-2013.

Councilmember Dailey moved, Councilmember Bell seconded for the adoption of Resolution 13-37: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS CALLING FOR A PUBLIC HEARING ON THE PROPOSED BUDGET TO BE HELD ON SEPTEMBER 10, 2013; AND REQUIRING PUBLICATION OF A NOTICE OF PUBLIC HEARING ON THE 2013-14 PROPOSED BUDGET IN ACCORDANCE WITH THE LAW; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution authorizing reimbursement of certain expenditures (YMCA) from obligations to be incurred in the future (*Cliff Copeland, Finance Director*)

Cliff Copeland briefed the Council about this item. In May, the Citizens of Greenville approved Proposition 2 which authorized the City to issue general obligation bonds in the amount of \$15,000,000 for the purpose of providing funds for the construction of a facility to be owned by the City and leased to and operated by the YMCA (**or other public or private entity other than the City**) as a commercial activity community events/recreation center to be located in the Greenville SportsPark.

The proposed Obligations to fund this project are planned to be issued in Fiscal Year 2013-14. It is reasonable to expect that the City may incur costs related to this project prior to the issuance of these Obligations and that the City will need to be reimbursed for these costs.

The City expects that the maximum principal amount of the Obligations to be issued to reimburse itself for the costs associated with the Financed Project, will be \$2,500,000. All contracts for any expenditures will be brought back to the City Council for approval.

Judge Andy Bench, asked the Council to approve this resolution so this project can begin. He also reiterated what Dr. Jerry Ransom stated about forming the Building Committee, Management Committee, and a Finance Committee.

Duane May, 5 Heritage, noted he had received a copy of an email from the City's bond counsel, which states, that no matter what the public voted, the City is under no obligation to issue the bonds. He inquired if there was even water or sewer available at the site. City Manager Ebrahim stated that there is not water currently available and it would cost approximately \$600 to \$700K to run the water lines. Sewer would not be as much as an issue, but it is currently not available at the site.

Councilmember Dailey moved, Councilmember Perkins seconded for the adoption of Resolution 13-38: **A RESOLUTION OF THE CITY COUNCIL OF GREENVILLE, TEXAS, AUTHORIZING REIMBURSEMENT OF CERTAIN EXPENDITURES FROM OBLIGATIONS TO BE INCURRED IN THE FUTURE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority vote (6-1) of the City Council, with Councilmember Del Bosque-Hobdy voting "no".

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

Greenville Board of Development Minutes June 18, 2013
Library Advisory Board Minutes July 16, 2013

Correspondence to Mayor from Former City Attorney (*not discussed*)

11. **Executive Session**

The City Council convened in Executive Session at 7:15 p.m., under Section 551.071 -L-3 Lease; Busguard Contract; Car Wash Noise Issue; TCEQ Permit in City Limits for Air Quality for Anhydrous Ammonia Plant, Proposed Permit #96298L003 and Section 551.072: L-3/ Airport Lease.

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

Upon reconvening in Open Session at 8:26 p.m., the Councilmember Perkins made a motion "For the health, safety and welfare of the citizens of Greenville, the City Council authorizes the City Attorney to take legal action to the nuisance and seek an injunction relating to the car wash at FM 1570 (8010 Jack Finney Blvd.), Councilmember Francey seconded. Motion carried by unanimous vote of the City Council.

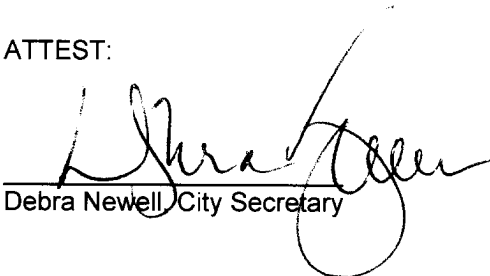
13. Adjourn

There being nothing further, the meeting was adjourned at 8:27 p.m.



Steve Reid, Mayor

ATTEST:



Debra Newell, City Secretary