



NOTICE OF REGULAR MEETING AND WORKSHOP OF THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS

Notice is hereby given that a **REGULAR COUNCIL MEETING AND WORKSHOP SESSION** of the above named City will be held on the **10th** day of **MAY, 2016**, at **5:00pm**, in the Council Chambers at Cleburne City Hall, 10 North Robinson Street, Cleburne, Texas 76031.

At which time the following subjects will be discussed, to-wit:

Refer to attached agenda

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named City is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, in the City Hall of said City in Cleburne, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 5, 2016**, by **5:00 p.m.**



City of Cleburne

By Shelly Doty
Shelly Doty, City Secretary



City Hall is wheelchair accessible. Access to the building and special parking are available at the southeast entrance facing Chambers Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817/645-0908 or by FAX 817/556-8848 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Agenda Removal Notice

Date:

Initials:



REGULAR CITY COUNCIL MEETING AGENDA

MAY 10, 2016

5:00 PM

CITY HALL COUNCIL CHAMBERS

10 NORTH ROBINSON STREET

I. ROLL CALL AND CALL TO ORDER BY MAYOR @

City Council:

- ✓ Scott Cain, Mayor
- ✓ Dr. Bob Kelly, Mayor Pro Tem
- ✓ Gayle White, SMD 2
- ✓ Dale Sturgeon, SMD 3
- ✓ John Warren, SMD 4

Administration:

- ✓ Dan O'Leary, Interim City Manager
- ✓ Shelly Doty, City Secretary
- ✓ Ivy Peterson, Deputy City Secretary
- ✓ Fritz Quast, City Attorney

Division Directors:

- ✓ Burton Barr, Community Services
- ✓ Courtney Coates, Public Works
- ✓ Clint Ishmael, Fire Services
- ✓ Terry Leake, Finance
- ✓ Debra Powledge, Human Resources
- ✓ Rob Severance, Police Services

Department Heads:

- ✓ Willie Resto, Information Technology

Media:

- ✓ Matt Smith, Times-Review

II. INVOCATION - Pastor Kenny Rigoulet, United Presbyterian Church

III. PLEDGE OF ALLEGIANCE

IV. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS

[Proclamation](#) – National Police Week

[Proclamation](#) – Public Works Week

V. CITIZENS COMMENTS

An opportunity for the public to make comments or address concerns not posted on the agenda. The City Council may take no action during this portion of the agenda. The Council may only ask clarifying questions or direct staff to take appropriate action. Each person will be allowed five minutes to comment on any particular subject. No more than two persons will be allowed to comment on any particular subject, one in favor and one against. All persons desiring to make comments under this section must sign a card prior to the council meeting identifying themselves and the topic they desire to address.

VI. CITY SECRETARY READS THE [GUIDELINES](#) TO SPEAK BEFORE COUNCIL

CONSENT ITEMS

All of the following items on the Consent Agenda are considered to be routine and self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary prior to the beginning of the meeting.

M1.**APPROVAL OF MINUTES FOR THE [APRIL 26, 2016](#) REGULAR COUNCIL MEETING.****RS1. A RESOLUTION APPROVING AN AGREEMENT WITH FIRSTSOUTHWEST, A DIVISION OF HILLTOP SECURITIES, FOR FINANCIAL ADVISORY SERVICES**

Person presenting this item: Terry Leake, Director of Finance

BRIEF: The City's Financial Advisor, FirstSouthwest, was recently acquired by Hilltop Securities. Additionally, there will be a need for financial advisory services related to the creation of a Public Improvement District that would be provided by FirstSouthwest. Attached is an updated agreement with FirstSouthwest that reflects the acquisition by Hilltop Securities and provides for development services and debt issuance services, in the event debt is issued to fund improvements within a public improvement district. There is no increase in fees for traditional financial advisory services for all other types of bond issues contained in the proposed agreement.

RS2. A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LONG TERM LAND LEASE AGREEMENT WITH EXCITE INVESTMENTS, INC. ON HANGAR 1000

Person presenting this item: Sharlette Wright, Airport Manager

BRIEF: Excite Investments, Inc. would like to enter into a 40 year land lease for Hangar 1000 at Cleburne Regional Airport. They are a Gulfstream Repair Station and will be performing maintenance on larger aircraft.

RS3. A RESOLUTION APPROVING THE CITY OF CLEBURNE'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016.

Person presenting this item: Terry Leake, Director of Finance

BRIEF: Chapter 2256.023 of the Texas Government Code states that a written quarterly investment report must be prepared by the investment officer and submitted to the governing body. For the quarter ended March 31, 2016, the City invested solely in four Local Government Investment Pools (LOGIC, Texas Class, TexPool, and TexSTAR), and included in the investment report are the newsletters from each of the pools which provides information on their average yield, net asset value, weighted average maturity, and portfolio composition. At March 31, 2016 had \$91,581,174 invested in the four pools and earned \$83,110.28 in interest income (see attached quarterly investment report). The percentage allocation by investment pool is LOGIC: 33.8%, Texas Class: 21.2%, TexPool:

8.2%, and TexSTAR: 36.9%.

ITEMS PULLED FROM CONSENT AGENDA

RESOLUTIONS

RS4. A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CHILDRESS ENGINEERS FOR CLEBURNE STATION DEVELOPMENT

Person presenting this item: Courtney Coates, Director of Public Works

BRIEF: This agreement will provide engineering services for construction of a parking lot, roadways, drainage improvements, and utilities across the Cleburne Station tract to serve the ballpark and commercial development. Basic engineering services are \$629,000 and special engineering services that include surveying, easement and right of way acquisition, traffic impact analysis, landscape architecture, and resident project construction inspection for \$416,000 for a total contract not to exceed \$1,045,000

ORDINANCES

OR1. CONSIDER AN ORDINANCE REZONING OF 3.335 ACRES, BEING LOT 7, BLOCK 4, LINCOLN PARK, LOCATED AT 701 MCANEAR, FROM MF (MULTIPLE-FAMILY HOUSING DISTRICT) TO C3 (COMMERCIAL DISTRICT), AS REQUESTED BY NATIONAL CHURCH RESIDENCES OF CLEBURNE

Person presenting this item: Courtney Coates, Director of Public Works

BRIEF: P&Z considered this at its April 25, 2016 meeting. The purpose for this is to rezone 701 McAnear St. from MF (Multiple-Family Housing District) to C3 (Commercial District). The zoning for the surrounding property is MF (Multiple-Family Housing District), C3 (Commercial District), SF-4 (Single Family Dwelling District) & D (Duplex Dwelling District). The Comprehensive Land Use Plan shows this area to be Traditional Neighborhoods. The surrounding land use is Traditional Neighborhoods and City Center North. There were inquiries and concerns voiced by surrounding property owners about the C3 zone and what could happen in the future. P&Z recommended approval of the rezone with a vote of 7-0 with the stipulation it be changed to CO (Non Retail District) instead of C3.

OR2. AN ORDINANCE APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2016 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE

SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES;

Person presenting this item: Dan O'Leary, Interim City Manager

BRIEF: The City is a member of the Atmos Cities Steering Committee (ACSC), a coalition of cities served by Atmos Mid-Tex. ACSC has negotiated an agreement with Atmos Mid-Tex for new tariffs that will be effective for bills on or after June 1, 2016. Approximate monthly impact for typical residential customers will increase \$1.26 or about 2.34% per month, typical commercial customer will increase \$3.81 or 1.43% per month.

OTHER COUNCIL MATTERS

OC1. CONSIDER THE FINAL PLAT OF LOTS 1-7, BLOCK 1, MIOSI'S ADDITION, BEING 19.002 ACRE TRACT OF LAND LOCATED IN THE JESSE CASON SURVEY, ABSTRACT 154, AS REQUESTED BY MARK & DAWN MIOSI.

Person presenting this item: Courtney Coates, Director of Public Works

BRIEF: P&Z considered this at its April 25, 2016 meeting. The purpose for this plat is to subdivide 19.002 acres into 7 lots for residential use. The zoning for this property is SF-4 (Single-Family Dwelling District). The zoning for the surrounding property is SF-4 (Single-Family Dwelling District) & IH (Interim Holding District). The Comprehensive Land Use Plan shows this area and surrounding area to be Sustainable Community and Approach Corridor. There were inquiries but no objections. P&Z recommended approval of this plat by a vote of 7-0.

OC2. APPOINTMENTS TO THE TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER THREE BOARD OF DIRECTORS

Person presenting this item: Terry Leake, Director of Finance

BRIEF: On April 25, 2016, the Johnson County Commissioner's Court approved the appointment of Judge Roger Harmon and Commissioner Rick Bailey as the County's representatives to the Tax Increment Finance Reinvestment Zone Number Three (TIF Zone #3). Also the terms for the City's three representatives have expired and per the TIF Zone #3 Bylaws, the Council shall appoint the Board members for two year terms.

This item is for confirmation of the County's representatives to TIF Zone #3 Board and reappointment of the three City representatives, Mayor Pro Tem Robert Kelly, Councilman Dale Sturgeon and Councilwoman Gayle White.

WORKSHOP

I. CITY MANAGER'S UPDATE ON MUNICIPAL BUSINESS

- A. Update on Wastewater Master Plan - presentation by Freese and Nichols
[Action](#)

ADJOURNMENT

ADJOURNED AT:



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