



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

Notice is hereby given that a **REGULAR COUNCIL MEETING** of the above named City will be held on the 27th day of JUNE, 2017, 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

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 June 23, 2017, 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

JUNE 27, 2017

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:

- ✓ Steve Polasek, City Manager
- ✓ Shelly Doty, City Secretary
- ✓ Fritz Quast, City Attorney

II. INVOCATION by Pastor David Raybuck, Stonewater Church

III. PLEDGE OF ALLEGIANCE

IV. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS

- ☆ Recognition of the Government Finance Officers Association Distinguished Budget Presentation Award for Fiscal Year 2017

V. CITY SECRETARY READS THE GUIDELINES TO SPEAK BEFORE COUNCIL

VI. CITIZENS COMMENTS

An opportunity for the public to make comments or address concerns not posted on the agenda.

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 JUNE 13, 2017 COUNCIL MEETING.

OC.

APPROVE ACCOUNTS PAYABLE FOR THE MONTH OF MAY 2017.

Person presenting this item: Terry Leake, Director of Finance

RESOLUTIONS

RS1. A RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT AGREEMENT WITH JOSHUA LAND FARM, LLC FOR MUNICIPAL MANAGEMENT DISTRICT FOR FUTURE DEVELOPMENT OF A MASTER PLANNED COMMUNITY.

BRIEF: Joshua Farms is a 285 acre proposed residential development located within the extraterritorial jurisdiction (ETJ) of the City of Cleburne. The 84th Texas Legislature created the Joshua Farms Municipal Management District No. 1, codified under Chapter 3926 of the Texas Special District Local Laws Code, and the City previously supported such creation (RS02-2015-23). As a part of the legislation the developer is required to enter into a development agreement before a confirmation election may be held or any improvements undertaken. Over the past year, the City and the developer have been working to finalize a draft development agreement to address such items as the concept plan, infrastructure, development standards, development process, future annexation of the property, joinder agreement and strategic partnership agreement.

In general, the proposed development would contain 985 residential lots ranging from a minimum of 5,000 to 10,000 square feet (394 lots - SF 5,000+ / 394 lots - SF 7,000+ / 197 lots - SF 10,000+). Also included are 37.1 acres of green space, 7.5 acres of gas pad sites, 7.8 acres of major rights-of-way and a 2.0-acre amenity center. Any substantive changes to the concept plan as included in the Development Agreement would require Council approval. The development would meet minimum, and in some cases exceed, current development standards, and require City inspections for buildings and infrastructure. Water for the development would be provided by the Johnson County Special Utility District and sewer would be accomplished through an on-site sewer treatment plant. The management and maintenance of such will be the responsibility of the Municipal Management District, however, the City shall have the right to inspect and make emergency repairs at our discretion with such costs to be borne by the District. The City shall have the right, but not obligation, to annex the property fifteen (15) years from the effective date of the agreement or the date that construction of 100% of the public infrastructure to serve the property is complete and the bonds have been issued by the District for reimbursement of all eligible infrastructure costs, whichever occurs first.

RS2. A RESOLUTION AUTHORIZING CONTRACT ADJUSTMENT TO THE 2017 UTILITY CUT REPAIRS CONTRACT WITH WESTHILL CONSTRUCTION INC FOR AN INCREASED AMOUNT OF \$18,554.99, BRINGING THE TOTAL CONTRACT TO \$63,554.99.

BRIEF: This is a contract between the City of Cleburne and Westhill Construction Inc. to repair pavement damaged by utility crews during the course of infrastructure repairs. Westhill Construction. The current contract is in the amount of \$45,000. This contract change is in the amount of \$18,554.99, for a new total of \$63,554.99. Additional repair locations over the scope of the original contract resulted in the increase in the contract price.

RS3. A RESOLUTION AUTHORIZING CONTRACT WITH VENUS CONSTRUCTION COMPANY, INC FOR THE HWY 174 NORTH SANITARY SEWER INTERCEPTOR PROJECT FOR A TOTAL PROJECT COST NOT TO EXCEED \$3,349,650.94.

BRIEF: The City received nine (9) bid proposals on May 31, 2017 for the Highway 174 North Sanitary Sewer Interceptor Project (attached bid tabulation). Staff recommends award of the contract to the lowest responsive bidder, Venus of Mansfield, Texas for a scope to include the base bid plus the alternates “B” and “C”. The total contract will include the following amounts: Base Bid (\$2,440,781.75) and Additive Alternate B (\$411,739.00) and Additive Alternative C (\$337,623.00) with a 5% contingency (\$159,507.18) for a total project amount of \$3,349,650.94.

Funding for the Base Bid with Additive Alternates B and C including contingency will be from 2015 Water and Sewer Revenue Bonds, as this was one of the projects to be funded from this bond sale.

RS4. A RESOLUTION AUTHORIZING AGREEMENT WITH ALLIANCE GEOTECHNICAL GROUP FOR PROFESSIONAL SERVICES RELATING TO CONSTRUCTION MATERIALS TESTING SERVICES FOR THE TXDOT SAFE ROUTE TO SCHOOL PROJECT FOR AN AMOUNT NOT TO EXCEED \$65,840.

BRIEF: The City awarded a construction contract on April 25, 2017 to Westhill Construction, Inc. for the Nolan River Road School Corridor Sidewalk, Colonial Drive Sidewalk, and the Bus US67 Landscaping Improvements Project in the amount \$1,551,115.30.

As per TxDOT requirements, material testing for the concrete placement is needed for this project. City staff is requesting approval of a geotechnical testing contract with Alliance Geotechnical Group of Fort Worth, Texas in the amount of \$65,840. This firm was employed by the City for the testing at the Depot at Cleburne Station during the past year and services are considered engineering type professional services.

RS5. A RESOLUTION AUTHORIZING COOPERATIVE AGREEMENT WITH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR GRANT FUNDS SUPPORTING TRANSPORTATION SERVICES FOR SENIORS AND INDIVIDUALS WITH DISABILITIES PROVIDED BY CITY/COUNTY TRANSPORTATION COMMITTING \$72,000 FOR A 50% MATCH OF \$144,000.

BRIEF: There is an opportunity to receive grant funds for services provided to seniors and disabled riders through North Central Texas Council of Governments. This grant is a \$144,000 with the City providing a 50% match of \$72,000. The matching 50% would come from the current transfer of \$50,000 from the General Fund to the City/County Transportation Fund and contributions received from other cities in Johnson County and the annual contract with Johnson County for the remaining \$22,000.

ORDINANCES

OR1. AN ORDINANCE AMENDING TITLE XI: BUSINESS REGULATIONS, CHAPTER 118: OIL AND GAS DRILLING; MINERAL EXPLORATION BY ADDING SECTION 118.085: TRANSFER OF GAS WELL PERMITS.

BRIEF: The oil and gas ordinance Section 118 does not have a section that specifically addresses the transfer of permits from one company to another in the event of a sale or acquisition by other means. This amendment will require necessary parties to provide up to date records, sign appropriate agreements, provide bond and insurance documents and the transferee will be required to agree in writing to be bound by the approved permits on file with the city. Requesting party will pay a \$500 administrative fee per pad site location to recoup any cost associated with the city to make the transfer.

ADJOURNMENT

ADJOURNED AT:



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