



## REGULAR CITY COUNCIL MEETING AGENDA

**AUGUST 8, 2017**

**5:00 PM**

**CITY HALL COUNCIL CHAMBERS**

**10 NORTH ROBINSON STREET**

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### **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
- ✓ Cara White, City Attorney

### **II. INVOCATION by Rev. David denHartog, Cleburne Bible Church**

### **III. PLEDGE OF ALLEGIANCE**

### **IV. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS**

- ☆ Presentation – STARS Award for June 2017 – Connie Galbraith, Administration
- ☆ Presentation by Carter BloodCare
- ☆ Community Powered Revitalization Wrap-up by 6Stones Mission Network

### **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.

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### **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 JULY 25, 2017 COUNCIL MEETING.****BQ1. AUTHORIZE PURCHASE OF TABLES, CHAIRS AND CARTS FOR THE CLEBURNE CONFERENCE CENTER FROM MITY-LITE INC FOR AN AMOUNT NOT TO EXCEED \$48,346.34.**

Person presenting this item: Burton Barr, Director of Parks & Recreation

**BRIEF:** This purchase will provide necessary tables, chairs, and rolling storage carts for the Cleburne Conference Center. This will provide 330 additional chairs, 67 tables, and 15 rolling storage carts. Additionally, this will allow us to set banquets and events in the Texas Room and Exhibit Hall at full capacity for large groups. This expenditure was budgeted in the 2016-2017 FY under the Minor Equipment line item (0162-8364). This purchase will utilize BuyBoard contract #503-16, so all competitive purchasing requirements have been met.

**OC1. APPROVE FINAL PLAT OF LOT 1R, BLOCK 30, B.J. CHAMBERS SOUTH ADDITION, BEING A 0.684 ACRE TRACT LOCATED AT 802 SOUTH MAIN STREET, AS REQUESTED BY KELLY CLARK.**

Person presenting this item: Shane Pace, Community Development Director

**BRIEF:** The Planning & Zoning Commission considered this at its July 24, 2017 meeting. The purpose for this final plat is to create one lot for the future use of a car lot. The subject property is zoned C3 – Commercial District, and the Comprehensive Land Use Plan shows this area and surrounding to be Downtown TDA and Preservation Districts. P&Z recommended approval of the plat with a vote of 5-0.

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**RESOLUTIONS**

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**RS1. A RESOLUTION APPROVING THE HEALTH PLANS SUBMITTED BY AETNA HEALTHCARE FOR HEALTH COVERAGE, SUPERIOR VISION FOR VISION COVERAGE, SYMETRA FOR LIFE INSURANCE, AD&D, AND LONG-TERM DISABILITY, AND DEER OAKS FOR EMPLOYEE ASSISTANCE PROGRAM FOR THE 2017-2018 CITY EMPLOYEES' HEALTH PLANS.**

Person presenting this item: Debra Powledge, Director of Human Resources

**BRIEF:** Staff and IPS, the City's insurance advisor, have worked together evaluating proposals submitted for the City's employee benefits. Staff recommends passage of this resolution. City would fund 100% of the employee health under the high deductible health and vision plans. The City would fund 67% of the same plan for dependent coverage after completing 2 years of employment. City would continue to fund 100% of the employee only Dental, Life/AD&D/Long Term Disability, and the Employee Assistance plans. The difference in the increased premiums for the buy up plans would be 100% funded by the employee as well as any additional ancillary benefits they choose.

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**ORDINANCES**

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**OR1. \*PUBLIC HEARING\* AN ORDINANCE REZONING 0.243 ACRES LOCATED AT 512 NORTH BRAZOS AVENUE, FROM C1 (LOCAL BUSINESS DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT); AS REQUESTED BY THE CITY OF CLEBURNE.**

Person presenting this item: Shane Pace, Community Development Director

**BRIEF:** The Planning and Zoning Commission considered this at its July 24, 2017 meeting. The property is currently undeveloped and the surrounding development pattern in the area is predominantly single-family homes. Therefore, the request is to rezone the property from C1 to SF-4 to provide a district more consistent and compatible with the existing conditions within the neighborhood. The Comprehensive Land Use Plan shows this area to be City Center East District. P&Z recommended approval of the rezone with a vote of 5-0.

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**OTHER COUNCIL MATTERS**

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**OC2. ADOPT THE 2017 CERTIFIED TAX ROLL AS SUBMITTED BY THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT.**

Person presenting this item: Terry Leake, Director of Finance

**BRIEF:** On July 25, 2017, Jim Hudspeth, Chief Appraiser of Johnson County Appraisal District, certified the 2017 tax roll to be levied October 1, 2017 (Fiscal Year 2018), in the amount of \$1,710,750,367 (attached). This total includes taxable value of \$62,301,826 that is the value of properties currently under appeal to the Appraisal Review Board of which \$18,690,548 is estimated as potential value loss. The two amounts net to a total of \$1,692,059,819 of projected assessed valuation, and are the totals that are used to calculate the effective tax rate. From the certified valuation taxes frozen by the over 65 tax freeze total \$1,480,627, as compared to the current year's total of \$1,364,584. Included in this total are new construction values of \$18,313,842, which are net of exemptions and new tax abatements. This represents a total decrease of 0.66% (-\$10,376,918) over the current year's certified valuation of \$1,702,436,737, and the taxable value of existing property on the tax roll decreased by 1.71% to \$1,675,380,789. The value for properties located outside of the three Tax Increment Financing (TIF) Districts is \$1,675,380,789. The incremental value for the properties within the three TIF Districts are as follows: TIF Number 1 - \$20,584,230, TIF Number 2 - \$11,268,133, and TIF Number 3 - \$15,173,333. Per the attached 2017 Effective Tax Rate and Rollback Calculation Worksheet, the calculated effective tax rate is \$0.805158 and the calculated rollback rate is \$0.861838. The Interest and Sinking component of the tax rate is set at \$0.154888 for the repayment of debt service.

**OC3. SCHEDULE PUBLIC HEARING FOR THE ADOPTION OF THE FISCAL YEAR 2018 BUDGET TO BE HELD ON SEPTEMBER 12, 2017 AT 5:00 PM IN THE CITY HALL COUNCIL CHAMBERS, 10 NORTH ROBINSON STREET.**

Person presenting this item: Terry Leake, Director of Finance

**BRIEF:** Section 6.4 (Public Hearing on Budget) of the City of Cleburne Charter states “At the time and place so advertised, or at any time and place to which such public hearing shall from time to time be adjourned, the Council shall hold a public hearing on the budget as submitted, at which all interested persons shall be given an opportunity to be heard for or against the estimates of any budget item thereof.” To be in compliance with the Charter requirement, the City Council is stating its intent to schedule and hold the public hearing to adopt the budget on September 12, 2017, at 5:00pm, which is a regularly scheduled meeting of the City Council in the City Council Chambers.

#### **OC4. APPOINTMENTS TO THE ANIMAL SHELTER ADVISORY BOARD.**

Person presenting this item: Shelly Doty, City Secretary

**BRIEF:** The Animal Shelter Advisory Board is in need of two new members to insure a quorum. The committee has reviewed current applications and is prepared to make the following recommendations to the City Council: Melinda Henry to replace Landra Hale who is unable serve at this time and Amy Graham to replace Heather Bickell who has resigned.

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### **EXECUTIVE SESSION**

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Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087 and Sec. 418.0183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated herein. **Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council Meeting.**

**A. § 551.071. Consultation with Attorney; Closed Meeting** A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

1. Pending litigation with Sandra Overstreet

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

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### **ADJOURNMENT**

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#### **ADJOURNED AT:**



City Hall is wheelchair accessible. Access to the building and special parking are available at the southeast entrance facing Chambers Street. Persons with disabilities

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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.