

Council Work Session
February 22, 2007

The Burleson City Council met in a work session February 22, 2007, in the Burleson City Hall, 141 W. Renfro, Burleson, Texas at 5:19 P.M., with the following members present Ken Shetter, Jim Wadlow, Chip Stephens, Claudia Humphreys. Stuart Gillaspie, Matt Powell and Jerry Allen absent.

City Manager, Curtis E. Hawk, Deputy City Manager, Paul Cain, and other interested citizens were also present.

Ryan Cox, Airport Manager for Fort Worth Spinks Airport, made a powerpoint presentation to the council updating the growth of the airport.

David Stringer, Director of Public Works, made a powerpoint presentation to council about the process of the RFP for Solid Waste Collection.

Matt Powell arrives at the meeting. Time: 6:00 p.m.

Allen Taylor arrives at the meeting. Time: 6:05 p.m.

Item 4A, Ordinance D-077-07, request for an amendment to the Ordinance D-072-06 (PD) Planned Development zoning district of approximately 54.367 acres of the Shannon Creek North development located north of Shaffstall Road, east of the Burlington Northern/Santa Fe Railroad, first reading, was pulled from the agenda at the developer's request.

Motion was made by Jim Wadlow and second by Chip Stephens to convene into executive session pursuant to Sec. 551.071 of the Texas Government Code, pursuant to Sec. 551.072, deliberation regarding the purchase, exchange, lease or sale of real property for future expansion of certain programs and services, pursuant to Sec. 551.074, personnel matters, pursuant to Sec. 551.076, deliberation regarding security devices, pursuant to Sec. 551.087, deliberation regarding Economic Development Negotiations, pursuant to Section 418.183(f) of the Texas Government Code (Texas Disaster Act) regarding critical infrastructure.

Motion passed 5-0. Stuart Gillaspie and Jerry Allen absent. Time : 6:10P.M.

Claudia Humphreys leaves council meeting. Time: 6:40 p.m.

Stuart Gillaspie arrives at the meeting. Time: 6:45 p.m.

Motion was made by Chip Stephens and second by Jim Wadlow to reconvene into open session for possible action resulting from any item posted and legally discussed in Executive Session.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent. Time: 7:16P.M.

Council Session
February 22, 2007

The Burleson City Council met in regular session February 22, 2007, in the Burleson City Hall, 141 W. Renfro, Burleson, Texas. Mayor Shetter called the regular session to order at 7:14 P.M., with the following members present Ken Shetter, Jim Wadlow, Matt Powell, Chip Stephens, and Stuart Gillaspie. Claudia Humphreys and Jerry Allen absent.

City Manager Curtis E. Hawk, Deputy City Manager, Paul Cain; City Attorney, Allen Taylor and other interested citizens were also present.

Mayor Shetter explained the change to “moment of silence” on the agenda.

Item 1G, Wulf Outdoor Sports – Preliminary Plat – Request the approval of the Preliminary Plat of 1 lot, 8.979 acres of Wulf Outdoor Sports Addition located at the northwest corner of I-35W and Briar Oaks Road, was pulled from the agenda at the request of the developer.

Item 1H, Wulf Outdoor Sports – Final Plat – Request the approval of the Final Plat of 1 lot, 8.979 acres of Wulf Outdoor Sports Addition located at the northwest corner of I-35W and Briar Oaks Road, was pulled from the agenda at the request of the developer.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the minutes from the February 08, 2007 regular council meeting.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the following purchase requisitions and payments:

Requisitions

Fund: Water and Sewer

Pumps Unlimited Inc. - \$12,620.00

Fund: General Fund

SMS Woodstone, Inc – \$7,975.00

Corporate Express - \$719.48

Atlas Enterprises - \$20,000.00

GT Distributors - \$4,443.60

Fuego International LLC - \$7,970.44

Fund: Community Services Facilities Fund

Ratliff Ready Mix - \$15,008.00

AM Design - \$3,800.00

APAC - \$4,365.00

Fund: 2006 General Obligation Bond

Metro Fire Apparatus - \$384,635-28

Fund: 2002W&S REVENUE BOND FUND - PHASE 2

Jackson Construction Ltd. - \$ 17,176.00

Fund: 2005W&S REVENUE BOND FUND

Jackson Construction Ltd. - \$432,824.00

Payments

Fund: General Fund/Equipment Replacement Fund

G. T. Distributors, Inc. - \$5,878.18

Fund: STRBF – 4A

Jeff Tillman, MAI - \$3,000.00

Fund: GENERAL FUND

Mastercard - \$ 4,048.91

North Central Texas Council of Governments - \$4,000.00

Fund: GENERAL FUND/2001SALES TAX REVENUE BOND FUND - 4A - PHASE 1

Taylor, Olson, Adkins, Sralla & Elam, LLP - \$12,391.02

Fund: GENERAL FUND/PUBLIC SAFETY GRANTS FUND

H T E, Inc. - \$18,753.15

Motion passed 6-0. Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve Resolution R-1079-07, calling for a Joint Election with Burleson Independent School District and amending R-1077-07 by adding an additional day of early voting and approving the Joint Election Agreement for election services and authorizing the Mayor to sign.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to authorize the City Manager to execute an Easement & Right-of-Way Use Agreement allowing the construction of a gas collection pipeline in Hurst Road (CR601) and authorizing administrative approval of future Easement & Right-of-Way Use Agreement requests of pipeline construction within the City's rights-of-way.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to authorize the City Manager to execute an Easement & Right-of-Way Use Agreement allowing the construction of a gas collection pipeline in Tarver Road (CR 805) and authorize administrative approval of future Easement & Right-of-Way Use Agreement requests for pipeline construction within the City's rights-of-way.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to authorize the City Manager to execute an Easement & Right-of-Way Use Agreement allowing the construction of a gas collection pipeline in South Dobson Street and authorize administrative approval of future Easement & Right-of-Way Use Agreement requests for pipeline construction within the City's rights-of-way.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Preliminary Plat of one lot, 10.285 acres of RaceTrac Addition located north of Alsbury Boulevard, west of the Union Pacific railroad.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Final Plat of one lot, 10.285 acres of RaceTrac Addition located north of Alsbury Boulevard, west of the Union Pacific railroad.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Preliminary Plat of 14 lots, 2.251 acres of West Bend South Addition, Phase 1-C located southeast of the West Bend Blvd./FM 731 intersection.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Final Plat of 14 lots, 2.251 acres of West Bend South Addition, Phase 1-C located southeast of the West Bend Blvd./FM 731 intersection.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Final Plat of one lot, 5.42 acres of Thaxton Estates located South of CR 913, east of FM 1902.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Final Plat of one lot, 2.7 acres of Randall Estate located west of CR 606, north of CR 529 in the ETJ.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to approve the Final Plat of two lots, 5.006 acres of Martin Valley Estates located southwest of CR 807 and CR 711A in the ETJ.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to authorize the City Manager to execute Changer Order No. 12 in the amount of \$97,767.88 to the Hidden Creek Parkway project.

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to award the annual contract for Grounds Maintenance for medians, pump stations and rights-of-way (ITB 2007-012) bid to the lowest and best bid, Whitmore & Sons, Inc. for \$1,950.00 per cycle with an estimated 20 cycles per year (estimated \$39,000.00 annually); award the annual contract for Mowing Rights-of-Way (ITB 2007-018) to the lowest and best bid, S&D Enterprise for \$6,458.00 per cycle with an estimated 9 cycles per year (estimated \$58,122.00 annually).

Motion passed 5-0. Claudia Humphreys and Jerry Allen absent.

Motion was made by Chip Stephens and second by Jim Wadlow to award the contract for Janitorial Services (ITB 2007-013) to 3-Way Janitorial, Inc. as follows on the bid tabulation.

ITB 2007-013 Janitorial Services Tabulation

	SECTION ONE - JANITORIAL SERVICES FOR 11 BUILDINGS - Per Month	3-Way Janitorial Joshua, Texas	Jani-King Ft. Worth, Texas	Ana's Janitorial Burleson, Texas
1.	City Hall	2100.00	2021.00	1085.00
2.	Police Department	1350.00	1316.00	1025.00
3.	Library	1575.00	1855.00	625.00
4.	City Annex – once per week	275.00	195.00	105.00
5.	Service Center	1675.00	1307.00	550.00
6.	Senior Adult Center	550.00	535.00	450.00
7.	Interurban Building	250.00	239.00	150.00
8.	Fire Station #1	884.00	435.00	300.00
9.	Fire Station #2	335.00	195.00	125.00
0.	Animal Control	500.00	315.00	400.00
1.	Community Center	1578.00	1707.00	785.00
	TOTAL COST	\$11,072.00	10,120.00	5,600.00
	X 7 months remaining in FY	\$77,504.00	\$70,840.00	\$39,200.00
	SECTION TWO – CARPET CLEANING SERVICES – Per Cleaning			
1.	City Hall	1207.00	1926.00	2600.00
2.	Police Department	280.00	75.00	400.00
3.	Library	902.00	1951.00	2450.00
4.	City Annex	75.00	75.00	75.00
5.	Service Center	288.00	1083.00	2000.00
6.	Fire Station #1	85.00	426.00	575.00

7.	Fire Station #2	85.00	96.00	200.00
	Comparison based on 2 cleanings per FY	\$2922 x 2 =\$5,844.00	\$5632 x 2 =\$11,264.00	\$8300 x 2 =\$16,600.00

	SECTION THREE – STRIP & WAX Per Cleaning	3-Way Janitorial Joshua, Texas	Jani-King Ft. Worth, Texas	Ana’s Janitorial Burleson, Texas
1.	City Hall	335.00	804.00	300.00
2.	Library	175.00	75.00	50.00
3.	Police Department	490.00	1905.00	1200.00
4.	Community Center (Gymnasium floor not included)	375.00	720.00	350.00
5.	Senior Center	N/A	N/A	N/A
6.	Service Center	715.00	335.00	145.00
7.	Annex	300.00	182.00	100.00
8.	Fire Station #1	150.00	123.00	360.00
9.	Fire Station #2	150.00	95.00	200.00
0.	Animal Control	150.00	220.00	325.00
1.	Interurban	150.00	260.00	200.00
	Comparison based on 2 cleanings per FY	\$2990 x 2 =\$5,980.00	\$4719 x 2 =\$9,438.00	\$3230 x 2 =\$6,460.00
	SECTION FOUR – TILE & GROUT CLEANING – Per Cleaning			
1.	City Hall	325.00	203.00	345.00
2.	Library	150.00	108.00	210.00
3.	Service Center	350.00	192.00	45.00

4.	Police Department	150.00	75.00	110.00
5.	Animal Control	135.00	144.00	100.00
6.	Community Center	250.00	75.00	250.00
	Comparison based on 2 cleanings per FY	\$1360 x 2 =\$2,720.00	\$797 x 2 =\$1,594.00	\$1060 x 2 =\$2,120.00

		3-Way Janitorial Joshua, Texas	Jani-King Ft. Worth, Texas	Ana's Janitorial Burleson, Texas
	TOTAL COST OF DAILY, WEEKLY, AND MONTHLY TASK AND SPECIALITY FLOOR CLEANING	\$92,048.00	\$93,136.00	\$64,380 .00
	SECTION THREE – ADDITIONAL STAFF HOURS – Hourly Rate/ As Needed			
	Additional Staff Hours	\$25 hr/.50 minute	\$13.50	\$10

Police Chief Bowman, of the Arlington Police Department presented the Burleson Police Department's Re-Accreditation certificate and also presented certificates of individual accomplishments to Paula Ibsen and Chief Tom Cowan.

Terry Kyle, Public Sector of Deloitte & Touche represented the audit firm and was available to answer questions.

Rhett Clark, Director of Finance, presented the Annual Audit for Fiscal Year ended September 30, 2006.

Stacy Singleton, Fire Marshal and Director of Emergency Services "Patches and Pumper" to the council.

Claudia Humphreys returns to meeting. 7:37 p.m.

David Wynn, Director of Engineering, gave a presentation to council.

Gary Neisler, 6216 Rivera Drive, NRH, told the council that he did not own the property, but his son did and he was speaking on his behalf. The Neislars want the sewer line to either run along the fence line or around the property.

Mr. Neisler is not the legal representation for the property. Mayor Shetter wants to make sure the legal property owner is the person receiving all correspondence. Staff verified that all correspondence is being sent to Mr. Robert M. Neisler, the property owner.

Motion was made by Matt Powell and second by Chip Stephens to approve Resolution R-1080-07, determining the necessity of acquiring a 0.575 acre Sanitary Sewer Easement and 0.960 acre Temporary Construction Easement from Mr. Robert M. Neisler and authorize the City Attorney to proceed with eminent domain proceedings and authorize a final offer of up to \$10,000.00.

Motion passed 4-0. Claudia Humphreys and Stuart Gillaspie abstain. Jerry Allen absent.

Motion was made by Matt Powell and second by Chip Stephens to approve the first reading of Ordinance C-612-07, conveying portion of Bufford Street (Bransom to Tarrant) and two unnamed alleyways to First Baptist Church of Burleson.

Motion passed 6-0. Jerry Allen absent.

Paul Cain, Deputy City Manager and Peter Krause, Director of Parks and Recreation, made a power point presentation to council on the bond election proposal.

Paul Cain, Deputy City Manager's comments for the record:

"I want to make sure and make certain and ask the City Secretary to write this down in big bold letters. **We are talking about projecting, values, rates, construction schedules and no revenue from anywhere else over a five year period. This is risky and fraught with, I don't want to say error, but certainly fraught with**

challenge. So this is to give the public some sense of what could happen. If the gas wells come in with significant revenue, the yellow column would change substantially. And so there are a lot of variables here. What we are doing here tonight is presenting what we think is, I don't want to say worst case, but a case that would involve us only being paid from property tax revenue and this is how it would work over time. So we will try to include this information in a public information campaign. But we would caveat it all with these projections. And not knowing what is going to happen and what sales tax revenue will do and on and on and on. It's a little dicey. But we can, I think from the council prospective you can certainly commit to a cap. So that no matter what happens it would not raise above a number, you could give the citizens that comfort."

- Attached is the Illustration of Taxes Paid on \$100,000.00 Property that refers to Paul Cain's comments on the yellow column.

Alice Bleeker, Chairman of Park Board, told the council that the Park Board fully endorses the bond election.

Motion was made by Claudia Humphreys and second by Stuart Gillapsie to approve the final reading of Ordinance C-613-07, calling the May 12, 2007 election for the issuance of ad valorem tax supported securities; making provisions for the conduct of the election and setting the amount of the bond election to be \$18.7 million for Recreational Facilities and containing other provisions incidental thereto.

Motion passed 6-0. Jerry Allen absent.

Motion was made by Jim Wadlow and second by Chip Stephens to authorize the City Manager to sign the agreement for continuing disclosure services with FSC Disclosure Services, a division of First Southwest Company.

Motion passed 6-0. Jerry Allen absent.

David Smyth, Assistant Public Works Director, presented to the council the history of TxWARN.

Motion was made by Stuart Gillaspie and second by Jim Wadlow to authorize the City Manager or his designee to execute the Mutual Aid Agreement for Water/Wastewater providers and to endorse the City's membership in the Texas Waster/Wastewater Agency Response Network, TxWARN.

Motion passed 6-0. Jerry Allen absent.

Peter Krause, Director of Parks and Recreation, presented to the council an explanation of what a Construction Manager At Risk is for the construction of the Senior Citizen Center.

Motion was made by Jim Wadlow and second by Matt Powell to authorize the City Manager to execute a Construction Manager At Risk Contract, Part 1, for the renovation and expansion of the Senior Activity Center in the amount of \$2,500.00.

Motion passed 6-0. Jerry Allen absent.

Jim Bailey, 344 S. Warren, addressed the council concerning the proposed exterior building renovation for Fresco's Cocina Mexicana, Mr. Bailey would like them to tone down the metal on the outside of the building.

DeeAnn Odom, 329 Jasmine Ct., owner of the Old Town Smokehouse, told the council that she does not think the metal on the front of the building fits the Old Town theme. Mrs. Odom referred to the Old Town Design Standards that does not allow for metal exteriors.

Matt Aiken, Valley Terrace, owner of the Fresco's Building stated he will not be replacing the metal with a shiny finish but one that is matte. They will also repair several of the rough spots.

Motion was made by Claudia Humphreys and second by Chip Stephens to approve the proposed exterior building renovations for Fresco's Cocina Mexicana, located at 112 South Main.

Motion passed 6-0. Jerry Allen absent.

Curtis Hawk, City Manager, explained the section of the City Charter that states the City Council approves the appointments of department heads made by the City Manager.

Motion was made by Matt Powell and second by Jim Wadlow to approve the appointment of Maria Reed as Director of Human Resources and Rhett Clark as Director of Finance.

Motion was passed 6-0. Jerry Allen absent.

No action was taken on Item 6C, acquisition of drainage easement for Plantation subdivision.

David Wynn Director of Engineering gave a presentation on Edgehill Road.

Council did not want to take action or direct staff to work on re-opening Edgehill Road.

Clayton Husband, Director of Community Development showed the council the new Kiosk signs that will be displayed around town.

Curtis Hawk, City Manager, updated council on the Director's Retreat and explained the start of the ethics program. Mr. Hawk also briefly discussed the Council Retreat agenda to be held on March 3, 2007. The council was informed of the State Ballot in the May 12, 2007 election.

There being no further business, the Mayor declared the meeting adjourned.
Time 10:04 P.M.

Amanda McDowell

Interim City Secretary

Attachment 1

Illustration of Taxes Paid on \$100,000 Property

