



CITY COUNCIL REGULAR MEETING MINUTES
JUNE 22, 2021 @ 5:00PM
CITY HALL COUNCIL CHAMBERS
10 NORTH ROBINSON STREET, CLEBURNE, TX 76031

City Council meetings are open to the public with social distancing and sanitation guidelines in place as a continued response to the COVID-19 health emergency. Members of the council, city staff, and the public were given an opportunity to participate in person or by teleconference.

I. ROLL CALL AND CALL TO ORDER BY MAYOR @ 5:00 PM

City Council:

- ✓ Scott Cain, Mayor
- ✓ Derek Weathers, SMD 1
- ✓ Chris Boedeker, Mayor Pro Tem/SMD 2
- ✓ Mike Mann, SMD 3
- ✓ John Warren, SMD 4

Administration:

- ✓ Steve Polasek, City Manager
- ✓ Ashley Dierker, City Attorney
- ✓ Ivy Peterson, City Secretary

II. INVOCATION by Rev Daniel Hawkins, First United Methodist Church

III. PLEDGE OF ALLEGIANCE

IV. CITY SECRETARY READS THE GUIDELINES TO SPEAK BEFORE COUNCIL

V. CITIZENS COMMENTS

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

Glenn Gallagher and his wife who live on Huron Street spoke concerning crime and code enforcements issues in their neighborhood and would like to see the police help with this in their neighborhood.

VI. COMMUNITY INTEREST MATTERS, ANNOUNCEMENTS & PRESENTATIONS

CMP1. Redistricting Project Update by Bickerstaff Heath Delgado Acosta, LLP – Ivy Peterson, City Secretary

Mr. David Mendez with Bickerstaff Heath Delgado Acosta, LLP made the presentation via Zoom.

The U.S. Census Bureau indicates that redistricting data should be released by September 30, 2021. While the Bureau has suggested that some data may be released early, it is not clear from the information available whether the data will be in a usable format or if it will be reliable.

Section 1.2 of the Cleburne City Charter requires that any revisions to the boundaries of the city council districts be made not later than **six months** prior to the general election of the City. The May 2022 election is **May 7**, and the six-month deadline for any revisions prior to that election is **November 7, 2021**.

If the census data is released as scheduled, then the City would only have **37 days** in which to determine if it is out of balance and, if necessary, to prepare and approve any redistricting plan for the May 2022 election. This process historically takes about 3 months.

The City's consultants and City staff will continue to monitor the release date to see if redistricting can be accomplished by November 7, 2021. However, the City may need to consider conducting the May 2022 election using existing council districts and complete redistricting as soon as practical to make any necessary council district adjustments for the May 2023 general elections.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be routine and self-explanatory by the Council and were enacted with one motion.

MN1. CONSIDER MINUTES FOR THE JUNE 8, 2021 REGULAR COUNCIL MEETING.

RS1. RS06-2021-74 CONSIDER A RESOLUTION CONSENTING TO THE EXTENSION OF THE DECLARATION OF LOCAL DISASTER UNTIL JULY 13, 2021.

Presented by: Steve Polasek, City Manager

Summary: On March 23, 2020, the Mayor executed a Declaration of Local Disaster ("Declaration") for the City of Cleburne pursuant to Section 418.108(a) of the Texas Government Code, which was for a period of seven days. In accordance with 418.108(b) of the Texas Government Code and following Governor Greg Abbott's executive orders, the City Council has approved extensions to said Declaration, and continues to take actions to promote health and safety, and suppress the spread of COVID-19 in the community. This resolution for your consideration is to extend the existing Declaration to the next regular council meeting date of July 13, 2021 at 11:59 p.m. central standard time.

RS2. RS06-2021-75 CONSIDER A RESOLUTION AUTHORIZING A CHAPTER 380 AGREEMENT WITH GOULDING REAL ESTATE TEAM LLC FOR PROPERTY LOCATED AT 202 SOUTH MAIN STREET UNDER THE TERMS OF THE CITY OF CLEBURNE FAÇADE IMPROVEMENT ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.

Presented by: Grady Easdon, Economic Development Manager

Summary: The Goulding Real Estate Team, LLC, represented by Angela Goulding, has submitted an application under the terms of the City's Façade Improvement program for reimbursement of expenses related to construction of improvements to property located at 202 S. Main Street. The scope of work includes demolition of existing and installation of a new storefront (new energy-efficient, low-e argon gas-filled windows, double doors, and extruded aluminum framing), in addition to wrapping existing columns in stone or faux stone material, exterior painting, and

installation of a new awning. Total cost of this project is \$17,483.00 and does not reflect the costs of enhancing the existing columns, painting, or new awning. Under the terms of the Façade Improvement Incentive Program, up to 50% of eligible project costs are reimbursable up to a maximum of \$5,000; therefore \$5,000.00 would be the maximum match by the City.

OC1. CONSIDER ACCOUNTS PAYABLE FOR THE MONTH OF MAY 2021.

Presented by: Rhonda Daugherty, Director of Finance

MOTION: to approve as presented in its entirety

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers			X				X	Approved as presented
Boedeker		X	X					Approved as amended
Mann			X					Denied
Warren	X		X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed					Roll Call

ACTION AGENDA

OR1. OR06-2021-00 *SECOND READING CONSIDER AN ORDINANCE GRANTING A FRANCHISE AGREEMENT TO ATMOS PIPELINE-TEXAS, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, FOR THE TRANSPORTATION AND DELIVERY OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAYS; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES.

Presented by: Steve Polasek, City Manager

Summary: Atmos Energy currently provides natural gas service to residential, commercial and industrial customers within the City of Cleburne through two separate agreements. The agreement covering primarily residential and commercial customers was renewed in 2018 and is active through December 31, 2027. The agreement currently being considered is for a portion of the industrial park and serves some of our larger industrial partners. This agreement expired on December 31, 2019, and was under re-negotiation at the time of the advent of the COVID-19 pandemic. It was temporarily placed on hold and we have continued to operate under existing terms and conditions. Beginning in early fall negotiations were reconvened between the city, Atmos Energy and the primary industrial clients. The attached franchise agreement is the result of those negotiations and has been verbally agreed upon by Atmos Pipeline, endorsed by industrial clients, and reviewed by our city attorney. It is now subject to City Council review and consideration.

The proposed ordinance is relatively unchanged from what is currently in place. The major exception is the revenue formula. Unlike most franchise gas agreements where Atmos delivers their product to the end user and a percentage of gross revenues is provided to the city in return for utilizing city owned property (rights-of-way), the industrial agreement is different in that Atmos only serves as the delivery method of gas that the industrial user purchases on the open market. As such, there is a delivery cost charged by Atmos, but no product cost. In order to determine a franchise fee a formula was established using the number of linear feet of pipe within the rights-of-way of the subject area multiplied by the per foot cost of \$23.66. The per foot amount included in this Agreement is based on the value of gas transported, the transportation fees paid during the historic three-year period from 2006 through 2008, the annual Producer Price Index (PPI) increase experienced during the previous agreement term and an adjusted decrease of approximately \$1.00 per foot. Due to the annual PPI – Finished Goods increasing on average 1.5% annually over the previous ten years, the cost to our industrial partners had become problematic and they requested a reasonable adjustment of the per foot cost of the pipeline. Also, in order to avoid this significant extrapolation going forward, the proposed agreement caps the average annual PPI at 1% per year.

As shown in the estimates below, with the proposed changes the annual revenues would result in a slight decrease in future years to the city versus the formula used in the current agreement. That said, the revenues remain significant and this method of free market purchase, delivery and formula based franchise fee calculation results in both the city and our industrial partners receiving a greater return as compared to the standard purchase, delivery and 5% of gross revenues method of a standard franchise agreement.

	23.66 @ 1.0%	24.66 @ 1.5%	<i>Difference</i>
2022	\$782,613.65	\$819,729.23	\$37,115.57
2023	\$790,439.79	\$832,025.16	\$41,585.38
2024	\$798,344.18	\$844,505.54	\$46,161.36
2025	\$806,327.63	\$857,173.12	\$50,845.50
2026	\$814,390.90	\$870,030.72	\$55,639.82
2027	\$822,534.81	\$883,081.18	\$60,546.37
2028	\$830,760.16	\$896,327.40	\$65,567.24
2029	\$839,067.76	\$909,772.31	\$70,704.55
2030	\$847,458.44	\$923,418.89	\$75,960.46
2031	\$855,933.02	\$937,270.18	\$81,337.16

If approved, the agreement would be in effect for the calendar year 2021 and would expire on December 31, 2035. Per our City Charter, Section 10.3 FRANCHISES AND SPECIAL PRIVILEGES (B) - *No franchise shall ever be granted until it has been approved by a majority of the City Council, after having been considered at three (3) regular meetings of the City Council, nor shall any such franchise, grant or privilege ever be made unless it provides for adequate compensation or consideration therefore to be paid to the City.* This shall be the second of three readings, with the third reading and consideration occurring at the regular City Council meeting scheduled for July 13, 2021.

This was the second of three readings for this item with no formal action being taken.

RS3. RS06-2021-76 CONSIDER A RESOLUTION APPROVING THE PRELIMINARY PLAT OF MAYFIELD RANCH, BEING ±146.83 ACRES, GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF WEST HENDERSON STREET AND MAYFIELD PARKWAY, AS REQUESTED BY MAYFIELD FAMILY, LP, REPRESENTED BY CLAIREMONT ACQUISITIONS, LLC, CASE PC21-017.

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the preliminary plat for Mayfield Ranch, which consists of 503 single-family detached residential lots and 10 open space lots. Within the subdivision, there will be a mixture of 50-foot, 60-foot and 70-foot lot types. The development is proposed to be constructed in three (3) phases, generally as shown on the preliminary plat.

The Engineering Department has coordinated the alignment of University Drive with other developments in the area to assure a complete roadway corridor is constructed in compliance with the ongoing Master Thoroughfare Plan (MTP) update. The preliminary plat meets all of the minimum requirements as outlined in PD OR04-2021-19 and Chapter 154 of the Code of Ordinances.

The Planning and Zoning Commission considered this request at their June 14, 2021 meeting and recommended approval with a vote of 6-1.

Landon King the petitioner was present for questions.

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent	Result
Weathers	X		X				X Approved as presented
Boedeker		X	X				Approved as amended
Mann			X				Denied
Warren			X				Withdrawn
Cain			X				Postponed until:
X	Motion Carried		Motion Failed				Roll Call

RS4. RS06-2021-77 CONSIDER A RESOLUTION APPROVING THE MINOR REPLAT OF LOT 1, BLOCK 1 OF PRESCHER PARK ADDITION, BEING ±0.15 ACRES, LOCATED AT 202 HOLLINGSWORTH STREET AND 147 PEACOCK STREET, AS REQUESTED BY PRESCHER CUSTOM HOMES, REPRESENTED BY LISA PRESCHER, CASE PC21-018.

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the minor replat of Lot 1, Block 1, of Prescher Park Addition for future development of a single-family residence. Approval authority for minor replats is given to staff, however, given that the applicant requested and received variances from the Zoning Board of Adjustment, the minor replat is required to be approved by the Planning and Zoning

Commission and City Council. The minor replat meets all of the minimum requirements as outlined in Chapter 154 of the Code of Ordinances.

The Planning and Zoning Commission considered this request at their June 14, 2021 meeting and recommended approval with a vote of 7-0.

Proponent Michael Easter was available in person for questions.

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers			X				X	Approved as presented
Boedeker			X					Approved as amended
Mann		X	X					Denied
Warren	X		X					Withdrawn
Cain			X					Postponed until:
X	<i>Motion Carried</i>		<i>Motion Failed</i>					<i>Roll Call</i>

RS5. RS06-2021-00 CONSIDER A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SADDLE CREEK, BEING ±219.49 ACRES, GENERALLY LOCATED EAST OF NORTH COLONIAL DRIVE (YELLOW JACKET DRIVE), BETWEEN NORTH NOLAN RIVER ROAD AND HARLIN DRIVE, AS REQUESTED BY MAYFIELD FAMILY L.P., REPRESENTED BY D.R. HORTON INC, CASE PC21-019.

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the preliminary plat for Saddle Creek, which consists of 583 single-family detached residential lots and 12 open space lots. The development is proposed to be constructed in three (3) phases, generally as shown on the preliminary plat.

The proposed road system includes an adjustment of Ridgeway Drive from its current alignment on the Master Thoroughfare Plan (MTP). The project proposal is that Ridgeway Drive follows a similar alignment through the development and connects to Nolan River Road at an existing intersection. This project proposal also removes the section of Ridgeway Drive going north to Kilpatrick Avenue. The proposed change was evaluated by the City, as well as the City’s Consultant, Kimley-Horn, who is working on an MTP update and this proposal was consistent with the revised alignment of the roadway network in this area.

The proposed change, along with the other alignment updates that are being considered with the MTP Update Project, will facilitate traffic flow in this area of the City and also better reflect some of the natural conditions that exist in the area (floodplain, existing roadways, proximately to other major intersections, etc.). If approved, the adjusted alignment is consistent with the revised alignment options that are being considered with the MTP Update Project and will be presented to City Council in the coming months.

The preliminary plat meets all of the minimum requirements as outlined in Chapter 154 and Chapter 155 of the Code of Ordinances.

The Planning and Zoning Commission considered this request at their June 14, 2021 meeting and recommended approval with a vote of 7-0.

Council voiced some concerns with traffic flow, the responsibility with completing Ridgeway from the development south, and alignment of Ridgeway through the plat which deviates with the proposed Master Thoroughfare Plan. Council would like to get a traffic analysis or meaning engineering data from Kimberly Horn for this area.

Jeremy Hutt responded he will do some research and provide information for the next meeting.

The Council discussed the capacity of Nolan River Road and traffic lights impacted by this development and how it will interact with Nolan River Road in its entirety. A traffic impact analysis on this roadway was requested by Council.

Alignment of Ridgeway and what it means for the development site and surrounding areas as discussed and inquired if the Ridgeway to Yellow Jacket was an option.

A decision must be made at the meeting of July 13 or the plat will be approved by action of law. If the plat is denied there must be a specific reason detailed in writing as to what rules are being violated.

Proponent Landon King and engineer on the project was available in person and answered questions of the Council.

MOTION: to continue the item to the next scheduled meeting on July 13, 2021 at 5:00 pm.

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers			X				X	Approved as presented
Boedeker	X		X					Approved as amended
Mann			X					Denied
Warren		X	X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed			Roll Call		

RS6. RS06-2021-78 CONSIDER A RESOLUTION APPROVING THE PRELIMINARY REPLAT OF SILO MILLS ADDITION, BEING ±285.41 ACRES, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF CLEBURNE, LOCATED AT 7940 CR 1010, AS REQUESTED BY JOSHUA LAND FARMS, REPRESENTED BY PELOTON LAND SOLUTIONS, CASE PC21-022.

Presented by: Shane Pace, Executive Director of Development Services

Summary: The applicant is requesting approval of the preliminary replat for Silo Mills Addition, located at 7940 County Road 1010. The original preliminary plat for this development was approved in 2019. The purpose for this preliminary replat is to revise the layout to include one (1) lot for a future elementary school site for Godley ISD. The overall development will contain 851 single-

family residential lots, the school site and several open spaces lots. The preliminary plat meets all of the minimum requirements as outlined in Chapter 154 of the Code of Ordinances.

The Planning and Zoning Commission considered this request at their June 14, 2021 meeting and recommended approval with a vote of 7-0.

Councilman Warren inquired as to who would provide Fire or Police Services to the area. Mr. Pace confirmed that the area is under the jurisdiction of the Godley Fire District and Johnson County Sheriff's Department.

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers	X		X				X	Approved as presented
Boedeker			X					Approved as amended
Mann		X	X					Denied
Warren			X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed					Roll Call

RS7. RS06-2021-79 CONSIDER A RESOLUTION AUTHORIZING A CONTRACT WITH ARCHER WESTERN CONSTRUCTION FOR THE WASTEWATER TREATMENT PLANT EXPANSION AND REUSE PUMP STATION IMPROVEMENTS PROJECT FOR AN AMOUNT OF \$33,296,844, WITH A 1.8% or \$593,156 CONTINGENCY FOR A TOTAL PROJECT AMOUNT NOT TO EXCEED \$33,890,000.

Presented by: Jeremy Hutt, Director of Public Works

Summary: The City of Cleburne has exceeded 75% capacity of their existing WWTP, and growth in plant flows indicate the plant could exceed 90% capacity in the near future. In July of 2017 the City initiated the preliminary design and permitting phase of the WWTP Expansion Project which included the preliminary design, regulatory coordination, and TPDES permit application for the plant expansion.

In May of 2019 the City initiated the final design phase of the project which includes the engineering services associated with the final design, bidding services, and construction-phase services associated with the City of Cleburne Wastewater Treatment Plant Expansion and West Loop Reuse Pump Station Project.

The Project will increase the plant capacity by 40%, and includes the following major plant components:

- An expansion of the influent pump station
- New flow control vault for splitting influent between the proposed and existing headworks facilities
- New headworks facility for the proposed treatment train
- New secondary treatment including aeration basins, blowers, return and waste activated sludge pumps and secondary clarifiers. The design assumption is that the basins will be

sized with selector zones and conventional activated sludge with design foresight for biological nutrient removal in the future

- New tertiary media filters and UV disinfection for the new treatment train capable of producing potable reuse quality effluent for discharge into Lake Pat Cleburne
- Rehabilitation of the existing chlorine contact basins and chlorine injection room
- Replace existing plant water pump station
- Expand the sludge dewatering building to include an additional belt filter press
- Associated electrical, controls and SCADA system improvements including a new standby emergency power generator for the third treatment train
- Associated yard piping and hydraulic improvements including relocation of existing utility lines conflicting with the proposed location of the new treatment train
- Associated drainage, landscaping and paving improvements
- New 2 MGD pump station (expandable to 8.5 MGD in the future), located at the WWTP
- New liquid sodium hypochlorite injection facilities at the pump station to provide a chlorine residual in the reuse pipeline

The project was posted and advertised for bidding beginning on January 5, 2021 with a bid opening on February 25, 2021. Five bids were received and are summarized below.

Name of Offeror	Addenda Received	Bid Bond Attached	Total Offer Amount (Base Bid + Allowances and Alternates)
BAR Constructors, Inc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$ 33,928,344.00
PLW Waterworks, LLC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$ 35,115,000.00
Archer Western Construction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$ 33,296,844.00
Kiewit Water Facilities South Co.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$ 49,636,744.00
Thalle Construction Co., Inc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$ 32,284,244.00

The apparent low offeror, Thalle Construction Co, Inc was unable to meet the requirements of a Specification Section 00 45 13, Paragraph 2.02 of the contract documents that describes the offeror’s minimum required project experience. Therefore, the City moved forward with verifying the eligibility of the second lowest offeror, Archer Western Construction.

Archer Western Construction meets the minimum qualifications required by the Contract documents and their total offer (base bid plus allowances and alternates) of \$33,296,844 is in-line with the design engineer’s opinion of probable construction cost of \$33,890,000. The design engineer has reviewed all applicable documents and has issued a recommendation for the award to Archer Western Construction. This project has an initial construction duration of 910 days.

Prior to execution of the construction contract and beginning construction, the official TCEQ permit will need to be issued. Based on recent communications with TCEQ, the permit it is awaiting the final steps of processing and will be issued in near future, which will then allow the Texas Water Development Board to issue a concurrence of award, ultimately allowing the City to move forward with the construction phase project.

The proposed resolution will authorize the City Manager to execute the contract documents upon the issuance of the TCEQ permit and authorize the City Manager to utilize contingency funds in the amount of \$593,156 to execute any change orders that may be required in order to complete

the project. Funding for this contract is planned to be from proceeds of the fall 2019 issuance of Water and Sewer revenue bonds through the Texas Water Development Board.

Mr. Hutt stated in his presentation that TCEQ has granted the permit and it has been officially received by City Staff.

Mayor ProTem Boedeker inquired as to when we could expect the ground breaking ceremony. Mr. Hutt responded the construction phase of the project should begin within 30 and 45 days.

Councilman Weathers asked about inspectors, quality control, and possible change orders. He also asked for a quarterly or semiannual update on the project for the council. Mr. Hutt said they are confident in the plan and any deviation would be minimal.

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers			X				X	Approved as presented
Boedeker	X		X					Approved as amended
Mann		X	X					Denied
Warren			X					Withdrawn
Cain			X					Postponed until:
X	<i>Motion Carried</i>		<i>Motion Failed</i>					<i>Roll Call</i>

OR2. OR06-2021-29 *PUBLIC HEARING CONSIDER AN ORDINANCE AMENDING TITLE XV: LAND USAGE, CHAPTER 154: SUBDIVISIONS, SECTION 154.063: CITY-DEVELOPER JOINT PARTICIPATION OF THE CODE OF ORDINANCES.

Presented by: Jeremy Hutt, Director of Public Works

Summary: The existing Ordinance language is outdated and can be updated to better reflect current needs and to provide clarity to the development community. The proposed Section 154.063 will establish the guidelines to follow when the City receives a request for cost participation associated with infrastructure construction with new developments. The proposed language will include the following sections

- City-Developer Agreement
- Facilities Eligible for City Participation
- Developer/Owner's Responsibility
- Limitations and Exceptions

Mayor Cain opened the public hearing. There were no speakers and Mayor Cain closed the public hearing.

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers		X	X				X	Approved as presented
Boedeker			X					Approved as amended
Mann	X		X					Denied
Warren			X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed					Roll Call

OC2. CONSIDER CITY COUNCIL MEMBER REAPPOINTMENTS TO CERTAIN BOARDS.

Presented by: Ivy Peterson, City Secretary

Summary: In accordance with Chapter 31: Boards, Commissions and Public Bodies, Section 31.11 of the Code of Ordinances, city staff is to notify the Council, through the agenda, of the expiration of terms of appointments, or vacancies, in the membership of boards and commissions. The following positions are presented for Council consideration and that such appointment is for a term of two years.

Board/Commission	Current Member	Appoint/Reappoint	Term #
4B EDC	Chris Boedeker	Reappointment	2
4B EDC	Mike Mann	Reappointment	2
4B EDC	John Warren	Reappointment	5
TIF#1	Chris Boedeker	Reappointment	2
TIF#1	John Warren	Reappointment	7
TIF#3	Chris Boedeker	Reappointment	2
TIF#3	Mike Mann	Reappointment	2
Type A EDC	Chris Boedeker	Reappointment	2
Type A EDC	Scott Cain	Reappointment	4
Type A EDC	John Warren	Reappointment	4

MOTION: to approve as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers			X				X	Approved as presented
Boedeker	X		X					Approved as amended
Mann		X	X					Denied
Warren			X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed					Roll Call

OC3. CONSIDER APPOINTMENTS AND REAPPOINTMENTS OF COMMUNITY MEMBERS TO CITY OF CLEBURNE BOARDS AND COMMISSIONS.

Presented by: Ivy Peterson, City Secretary

Summary: At such time when members' terms expire or vacancies occur on City boards, the Board & Commission Recommendation Committee convenes to review applications of potential candidates for the Council's consideration. In accordance with Section 31.02 of the Code of Ordinances, the Committee is prepared to make recommendations for appointment of citizens representing a broad base of the community. The candidates listed below have been contacted and are willing to serve a two-year term. With the exception of 4B EDC (Sep 1st), terms begin July 1, 2021 thru June 30, 2023.

Board/Commission	Recommendations	Appoint/Reappoint	Term #
4B EDC	Jean Moss	Reappointment	2
Airport	Austin Lindert	Appointment	1
Airport	Keith Moreland	Appointment	1
Building and Standards	Aaron Keen	Reappointment	2
Building and Standards	Craig Hermans	Appointment	1
Building and Standards	TBD	Appointment	
Cemetery - Funeral Director	Carol Wray	Appointment	1
Cemetery	Sue Rebstock	Appointment	1
Cemetery	Angie Boldt	Appointment	1
Library	Larry Grigsby	Reappointment	2
Library	Janet Helmcamp	Reappointment	2
Library	Helen Knight	Reappointment	2
Library	Diann Wallace	Appointment	1
Library	Sarah Jo Hill	Appointment	1
Museum	Joann Ellis	Reappointment	2
Museum	Ashlee Masters	Appointment	1
Parks and Recreation	Tiffany Howard	Appointment	1
Parks and Recreation	Batya Seguin TBD	Appointment	
Planning and Zoning	Summerly Sherlock	Reappointment	2
Planning and Zoning	Robert Walker	Reappointment	2
TIF #2 (Downtown)	Roger Harmon	Reappointment	6
TIF #2 (Downtown)	Larry Woolley	Reappointment	3
Zoning Board of Adjustment	Raydean White	Appointment	1
Zoning Board of Adjustment	TBD	Appointment	1

MOTION: to appoint and reappoint the slate of candidates as presented

	Motion	Second	Aye	No	Abstain	Absent		Result
Weathers	X		X				X	Approved as presented
Boedeker			X					Approved as amended
Mann		X	X					Denied
Warren			X					Withdrawn
Cain			X					Postponed until:
X	Motion Carried		Motion Failed					Roll Call

DISCUSSION & UPDATES

OC4. DISCUSS STATUS OF MEDICAL BENEFITS RENEWAL OPTIONS.

Presented by: Debra Powledge, Director of Human Resources

Summary: During the workshop in March, Council requested the evaluation of medical benefits renewal options as well as plan designs to be able to offer the best plans for our employees while being fiscally responsible. We have received our renewal rates and best and final offers. In addition, we have received a few options to consider and after meeting with the Benefits Committee have requested some additional variations to analyze.

In March, Council was presented an update to the City’s Benefits Package by Brent Weegar with HUB International.

Action items from the meeting with HR and HUB:

- Review renewal rates
- Consider plan adjustments to include:
 - Reduction of the current # of plans
 - Plan Design Adjustments
 - Drug Cost Alternatives

Underwriting Large Claims

- Previously reported through October 20 there were 19 high claims totaling \$1,454,320
- Current claims through January 21 there were 21 high claims totaling \$1,580,607

Previous Years Loss Ratios

Year	Claims	Premium	Loss Ratio
2010-2011	\$10,999	\$11,708	93.9%
2011-2012	\$12,409	\$11,222	110.6%
2012-2013	\$11,793	\$11,613	101.5%
2013-2014	\$17,208	\$12,338	139.5%
2014-2015	\$15,072	\$14,607	103.2%

2015-2016	\$11,766	\$15,862	74.2%
2016-2017	\$9,776	\$15,264	64.0%
2017-2018	\$8,090	\$15,361	52.7%
2018-2019	\$9,365	\$14,438	64.9%
2019-2020	\$10,415	\$11,458	90.9%
*2020-2021 (Last 12 Months)	\$11,408	\$11,189	102%

Initial Renewal

- 29.5% increase
- Approximately \$1,087,009 increase

Renegotiated Renewal

- 16.7% increase
- Approximately \$614,506 increase

HUB Presented Options

- Management Reviewed several plan design changes and reduction of plans
- Solicited feedback from the benefit committee (employees on different plans and different dependent coverages)
- Currently waiting to get cost alternatives back from Aetna

Future Action Items

- Staff review costs analysis
- Present Medical Insurance update to Council in July

This was an update and discussion item and no formal action was taken.

OC5. DISCUSS AMENDMENT TO CHAPTER 155: ZONING, SECTION 155.30: LAND USE TABLE AND SECTION 155.31: LAND USE DEFINITIONS AND EXPLANATIONS TO CONSIDER INCLUDING BREWERY AND BREWPUB AS PERMITTED USES WITHIN CERTAIN DISTRICTS.

Presented by: Shane Pace, Executive Director of Development Services

Summary: Staff is proposing amendments to Chapter 155 - Zoning, specifically to Section 155.30 Land Use Table and Section 155.31 Land Use Definitions and Explanations. Staff has received multiple inquiries, specifically in downtown, to consider including Brewery and Brewpub as permitted uses within the City. A *Brewery* is an industrial use that brews ales, beers and similar beverages on-site while a *Brewpub* is a restaurant/bar that sells ales, beers and similar beverages brewed on the premise.

Staff is proposing amendments to include Brewery and Brewpub as permitted uses within the Land Use Table in certain districts as well as development regulations for each. The proposed amendments are consistent with the draft language within the Zoning Ordinance update that is set to be adopted later this year. Staff has also researched regulations from our benchmark cities and used those findings as a basis for the proposed amendments.

Some comments were to change the table to require an SUP in both C2 and C3 district. There were comments to require certain protections on appearance so as not to have the downtown area take on an industrial appearance.

Council is in favor of moving forward with this plan and presenting a draft for consideration. This was an update and discussion item and no formal action was taken.

OC6. PRESENTATION AND DISCUSSION OF THE STREET NETWORK AND THE STAFF RECOMMENDATION FOR FY2021 STREET MAINTENANCE PROJECTS.

Presented by: Jeremy Hutt, Director of Public Works

Summary: The City strives to maintain the roadway network as best as possible. Staff will present an overview of the Street Maintenance Program, and update on the status of the 2021 Pavement Assessment, and present the staff recommendations for the maintenance projects to be performed during the 2021 paving season.

With the consensus of the City Council, staff will work to finalize the project listing and work to engage the services of a contractor to complete the paving projects this summer. A contract will be presented to the City Council at a later date.

The Street Maintenance Program will provide the city with an effective way to re-invest and maintain one of the largest assets of the City, the street network. The Street Maintenance Program should not be a “worst first” program, but a strategic program to cost effectively maintain the entire street network.

Recent Successes - Approximately 18.5 miles of roadways have been resurfaced, and a total of \$6.5 Million have been reinvested in our street network over the past couple years. This year the City has \$2.55 Million budgeted to be reinvested in our street network.

2021 Pavement Condition Assessment

Project Scope: This project will result in a new street-by-street condition survey and a 2021 Pavement Assessment. The assessment will help the City maximize the impact of the funds budgeted by the City Council for the street maintenance program.

Project Update:

- October 2020 – Contract with IMS Infrastructure Management Services, L.L.C. to conduct the survey and assessment
- December/January – Street Condition Data Collection
- March/June - 2021 Draft Street Condition Data
 - Currently focusing on Quality Control to ensure the best data and results possible
- July/August – The final Pavement Condition Report and Recommendations

Mr. Hutt discussed the various street maintenance performed by city staff: Base Repairs, Crack Sealing, Pothole Repairs, and Street Sweeping. The goal of responding to pot hole reports is within 24 hours. Mr. Hutt discussed the importance of using crack seal in cool weather.

- Potholes fixed this year as of June 1, 2021 were 3,207
- Potholes fixed in 2020 were 4,942
- Tonnage of Asphalt used in street repairs during FY 2020 was 1,643 Tons

- Gallons of crack sealant applied was 1,485 Gallons
- Next Steps
 - Finalize the 2021 Street Project List
 - Execute a contract with an Asphalt Contractor for the 2021 Street Maintenance Project (July Meeting)
 - Street Paving - Summer 2021

This was an update and discussion item and no formal action was taken.

ADJOURNMENT

ADJOURNED AT: 7:29 PM