

City Council Chamber  
2821 Washington Street

**City Council**  
David L. Dreiling, Mayor

Place 1 Jerry Ransom, Mayor Pro Tem  
Place 4 Holly Gotcher

Place 2 James Evans  
Place 5 Brent Money

Place 3 John Turner  
Place 6 Cedric Dean

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### Work Session Minutes

#### 1. Call to Order

Mayor Pro Tem Ransom called the Work Session to order at 4:30 p.m. and noted for the record that Councilmembers Turner, Gotcher, and Dean were present. Also present were Interim City Manager Summer Spurlock, City Attorney Daniel Ray, and Interim City Secretary Carole Kuykendall. Mayor Dreiling and Councilmembers Evans and Money were absent.

#### 2. Items to be Discussed

##### A. City Council FY 2018-2019 Goals (*Summer Spurlock, Interim City Manager and City Council*)

##### 1. Evaluate a Plan for Water Projects

Interim City Manager Summer Spurlock explained Water and Wastewater were divided after discussion of FY 18-20 Goals on May 8 since they are better identified as two separate projects. The objective is to conduct a comprehensive review of the City's water supply, treatment and distribution capabilities including relationships with Sabine River Authority and other water districts supplied by Greenville. Some of the projects in the tactic area have already begun: 2.5 MG Tank at Water Treatment Plant will help the water supply; 2, 3, and 4, are helping with some of the water pressure areas in those areas, and 5 water treatment plant water filters have already been approved by council and the sedimentation basin will be brought forth to the council within the next few months. These tactics have been identified because they may take 12-18 months. Some are already in the process and once these are worked though, other projects will be identified and prioritized.

##### 2. Evaluate a Plan for Wastewater Projects

Interim City Manager Summer Spurlock explained the objective is to conduct a comprehensive review of the City's wastewater collection and treatment capabilities. The 2 MGD Regional Lift Station project has already been approved by City Council, the Sanitary Sewer Overflow Outreach Initiative has been voluntarily done with TCEQ which will be followed over the next five (5) years and will be implemented out of the general budget. This Initiative may also identify other issues because of the smoke testing. The Lift Station Auxiliary Power has already been approved by City Council and the Wesley Sewer Line Replacement has been approved by City Council for Phase I and Phase II will be brought back before the City Council after Phase I has been completed.

##### 3. Comprehensive Review of City's Water Supply

Mayor Pro Tem Ransom stated this is gathering water from Lake Tawakoni and getting it to the City's local reservoirs. Interim City Manager Summer Spurlock explained this is raw water and this is replacement of 27 miles of 36" or 42" raw water line from Lake Tawakoni and pumps which could take

anywhere from there (3) to five (5) years because of easements and right-of-way's. The current line is probably about 50 years old. During the year City Staff will come up with a plan. This project will require resources not in the general budget. A consultant has already been hired for title searches and a consultant will be needed for engineering services. It has been requested the City Council meet with Link Linkenauger.

#### 4. Comprehensive Plan

Interim City Manager Summer Spurlock explained the Comprehensive Plan has not been updated since 2004 and several objectives will be included in an updated Comprehensive Plan. Creating a viable, attainable vision and plan for the City of Greenville would necessitate the hiring of a consultant and possibly a planner. These two items would be brought before the City Council for approval for next year's budget. The Comprehensive Plan might also provide and outline for residential growth and development including single family or multi family, and formulating a brand for the City.

#### 5. Clean up the City

Interim City Manager Summer Spurlock explained Cleaning up the City could include major thoroughfares, neighborhoods, downtown, and a lot abatement plan. Implementing a cleanup program is general and City Staff tactic-wise will have to identify problem areas such as neighborhoods, Main Street, and lot abatement. City Staff can initially identify different areas and see if that is something the City Council would be okay with and that would be worked in with the regular budget.

#### 6. Enhanced Public Safety

Interim City Manager Summer Spurlock explained enhanced public safety includes police and fire and a five-year staffing plan for public safety reasons. She is also looking at general staffing throughout the City. Councilmember Gotcher clarified this review included salaries and Interim City Manager replied it did.

Interim City Manager Summer Spurlock said these goals will now be implemented into the Fiscal Year 2018-2019 budget process.

#### B. Impact Fees (City Council)

*This item was discussed after the Work Session Executive Session.*

Greg Sims, CEO/President of the Greenville Board of Development, stated it is a philosophical debate on gauging when to have impact fees and when not to. When Mr. Sims talked briefly about his time in Garland that that Garland had different impact fee zones. When Steve Reid was the Mayor in Greenville, he believed impact fees were an extra tax on businesses and a moratorium was set in place and impact fees were ultimately abolished. Mr. Sims stated it is not very definitive on if people came because we didn't have impact fees or people didn't come because we had impact fees. When a developer puts his numbers together comes to see what it costs to do business in Greenville, Mr. Sims likes to be able to be in a position of strength.

Mayor Pro Tem Ransom asked about certain zones being designated to have impact fees and Greg Sims said that is a possibility.

Holly Gray spoke again about the same personal experience she had several years ago with Gabe Estates and impact fees when the real estate market took a downturn. The developers she spoke with believed impact fees slowed down or stifled growth. Ms. Gray believes this applies to both residential and commercial.

Mr. Sims concluded the major businesses that build all over the United States are not as impacted as the local businesses that may just build one building or store. Councilmember Gotcher asked if it would be possible to give some thought if there are specific geographic areas that the City Council might want to consider and Mayor Pro Tem asked Mr. Sims to schedule with City Staff when he was ready to report.

C. Public Safety Competitive Cities (*Daniel Busken, Police Chief*)

*This item was discussed after the Work Session Executive Session.*

Administrative Sergeant Adam Phillips gave a presentation which compared insurance benefits and police officer openings with the cities of Garland, Heath, McKinney, Plano, Rockwall, Rowlett, Tyler, and Wylie.

Average of Insurance (City-Wide) Base Plan:

	Individual/ Family Deductible	Co- Insurance
Average	1869/3988	84/16
Greenville	1500/3000	70/30

Average of Employee Contributions (Monthly) Base Plan:

	Employee Only	Employee Plus Spouse	Employee Plus Children	Employee Plus Family
Average	\$32	\$300	\$211	\$413
Greenville	\$0	\$280	\$209	\$356

Average of City Contributions (Monthly) Base Plan

	Employee Only	Employee Plus Spouse	Employee Plus Children	Employee Plus Family
Average	\$581	\$969	\$850	\$1,393
Greenville	\$464	\$839	\$628	\$1,068

Police Officer Openings:

Police Department	Authorized Positions	Openings	% of Police Force
Heath	20	0	0
Garland	348	1	.002
Tyler	194	3	1.5
Wylie	60	1	1.7
Plano	323	6	1.8
Rowlett	81	2	2.4
McKinney	209	10	4.7
Rockwall	82	4	4.8
Greenville	55	5	9.1

Mayor Pro Tem Ransom stated it appeared, apart from co-insurance, that Greenville has a better health plan than any of the other competitive cities. Councilmember Gotcher asked if Chief Busken would ask the officers if they view the Health Insurance plan that the City offers as better than our competitive cities. She believes it is important for the Council to know how the officers view what the City is providing them.

D. Lot Abatement Plan (*Appearance Committee*)

Mayor Pro Tem Ransom and Cedric Dean from the Appearance Committee met with City Staff to discuss a Lot Abatement Plan. They suggest the following three-month pilot program for outsourcing a lot abatement crew:

1. Code Officer will identify lot in violation.
2. Code Officer will take picture and send property owner violation notice giving owner 7 days to have lot mowed.
3. At the end of the 7 days Code Officer will reinspect the property to see if violation has been corrected.
4. Code Officer will send email to contractor to mow lot.
5. Contractor will have 5 days to complete lot abatement.
6. Contractor arriving at lot will take before and after picture.
7. Payment will be accomplished within 30 days of receipt to contractor.
8. Invoice to property owner for payment.
9. Property owner will have 30 days to pay invoice.
10. A lien on the property will be filed if property owner does not pay.

E. Legislative Set-Up for a Veterans Court (*Daniel Ray, City Attorney*)

City Attorney Daniel Ray reported on his research. This is called a Veterans Treatment Court and six or so years ago the legislature passed Section 124 of the Texas Government Code that gave certain local governments the ability to establish a Veterans Treatment Court. This allows veterans with proof of a specific list of events that happened to them or ailments such as PTSD to go to a special court that is set up for veterans so that veterans don't go into the prison system. A City, however, cannot do that because the Code specifically says the Commissioners Court of the County may establish a Veterans Court program. Fourteen courts are established right now and most of them are single counties such as Dallas or Tarrant County. The Code also allows groups of counties to get together and one of those courts is made up of all counties that surround this area including Fannin, Grayson, Collin, Rockwall, and Kaufman are all part of one court but Hunt County is not.

F. Animal Shelter Update (*Summer Spurlock, Interim City Manager*)

Interim City Manager Summer Spurlock presented statistics to the City Council through April of this Fiscal Year which includes the following:

Activity Report for Dogs:

Captured	286
Brought in by Owner	513
Euthanized	164
Reclaims	139
Adopted	257
Transferred	230

Activity Report for Cats:

Captured	113
Brought in by Owner	237
Euthanized	127
Reclaims	2
Adopted	163
Transferred	92

Animals left at the Shelter:

Greenville	431
Hunt County	245
Caddo Mills	2
Campbell	0
Celeste	2
Commerce	3
Lone Oak	2
Quinlan	4
West Tawakoni	0
Wolfe City	0
Neylandville	0
Other Counties	61

Miscellaneous Information:

Citations Issued	27
Dead Animals Picked-Up	169
Animals for Rabies Testing	17
Animals Quarantined	15
Vaccination Receipts Issued	412
Calls for Service	1275

A recap includes 65% of animals were brought in and 35% were captured; 27% were transferred, 36% were adopted, 12% were reclaimed, and 25% were euthanized; and 58% Greenville total, 8% other total, and 34% Hunt County total for Incoming Percentage.

Interim City Manager Spurlock stated she has had productive meetings with Veterinarian Dr. Karri McCrary and City Staff will contact other Animal Shelters and continue to access the Greenville Animal Shelter. Councilmember Gotcher stated the number of owners who brought in their own pets from Greenville and wondered what can be done to educate owners or address why this may be happening.

**3. Items on the Regular Agenda of May 22, 2018**

No regular agenda items were discussed.

**4. EXECUTIVE SESSION AS NEEDED FOR AGENDA ITEMS OR EXECUTIVE SESSION ITEMS AS LISTED ON THE REGULAR AGENDA - SECTIONS 551.071, 551.087, 551.072, 551.074, OR 551.073**

The City Council convened into Executive Session at 5:09 p.m. under Section 551.087. Upon reconvening into Open Session at 5:38 p.m., the City Council discussed heard presentations on Public Safety Competitive Cities and Impact Fees.

**5. Adjourn**

Being no further discussion, the City Council adjourned at 5:59 by unanimous consent of the members present.

**Regular Session Minutes**

**1. Call to Order**

Mayor Pro Tem Ransom called the Regular Session to order at 6:07 p.m. and noted for the record that Councilmembers Turner, Gotcher, Money, and Dean were present. Also present were Interim City Manager Summer Spurlock, City Attorney Daniel Ray, and Interim City Secretary Carole Kuykendall. Councilmember Evans arrived at 6:16 p.m. Mayor Dreiling and Councilmember Money were absent.

**2. Invocation**

Pastor Charlie Nasser from Top Rail Cowboy Church gave the invocation.

**3. Pledge of Allegiance**

Mayor Pro Tem Ransom led the Pledge of Allegiance.

**4. Presentations**

A Memorial Day Proclamation (May 28) was presented by Councilmember Turner.

**5. Citizens to be Heard**

Terri Patrick, Susan Kubacak, and Dee Doty Marikis spoke about the Greenville Animal Shelter.

**6. Consent Calendar**

- A. City Council Meeting Minutes – May 5, 2018; May 8, 2018; May 14, 2018
- B. Resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to Texas Community Development Block Grant Program Contract Number 7217161 (*City Council*)

**Resolution 18-34: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TxCDBG) CONTRACT NUMBER 7217161.**



- C. Resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to Texas Community Development Block Grant Program Contract Number 7217112 (*City Council*)

**Resolution 18-35: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TxCDBG) CONTRACT NUMBER 7217112.**

Councilmember Turner moved, Councilmember Dean seconded for the adoption of the Consent Calendar. Motion carried by unanimous vote of the City Council present.

7. **Public Hearings**

8. **Ordinances**

- A. Consideration and action on an ordinance accepting and awarding a bid for Real Property situated at 1703 Wesley Street (*Summer Spurlock, Interim City Manager*)

Councilmember Dean moved, Councilmember Gotcher seconded for the enactment of Ordinance 18-023: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING AND AWARDING BID FOR REAL PROPERTY SITUATED AT 1703 WESLEY STREET; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- B. Consideration and action on an ordinance authorizing a construction services agreement with MGC Construction for the excavation and construction of Parking Lot C (98 spaces) at the Greenville SportsPark (*Brett Quarles, Director of Parks and Recreation*)

Councilmember Gotcher moved, Councilmember Dean seconded for the enactment of Ordinance 18-024: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AWARDING A BID TO MGC CONSTRUCTION FOR THE EXCAVATION AND CONSTRUCTION OF PARKING LOT C (98 SPACES) AT THE GREENVILLE SPORTSPARK; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

9. **Resolutions**

- A. Consideration and action on a resolution naming a Mayor Pro Tem (*City Council*)

Councilmember Evans moved to appoint Jerry Ransom as Mayor Pro Tem, Councilmember Turner seconded for the adoption of Resolution 18-36: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ELECTING A MAYOR PRO TEMPORE; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- B. Consideration and action on a resolution approving City Council Meeting Rules and Procedures (*City Council*)

Councilmember Turner moved, Councilmember Evans seconded for the adoption of Resolution 18-37: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING COUNCIL MEETING RULES AND PROCEDURES FOR MEETINGS OF THE CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- C. Consideration and action on a resolution adopting 2018-2019 City Council Goals (*City Council*)

Councilmember Dean moved, Councilmember Gotcher seconded for the adoption of Resolution 18-38: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING 2018-2019 COUNCIL GOALS; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

#### 10. City Staff/City Council Reports

##### Visit to Junction Crossing (*Councilmember Turner*)

Councilmember Turner highlighted his recent trip to Fort Worth and met with Larry Crosby and Carley Angst to view Junction Crossing Apartments and to hear about the amenities offered there.

##### Tax Resale Properties/Project Restore Properties Update (*Interim City Manager Spurlock*)

Interim City Manager Summer Spurlock updated the City Council about the sale of properties. Since the City Council implemented a plan to sell lots through Tax Resale or Project Restore, 96 properties have sold outright and 45 properties have been sold through Project Restore. 94 of these properties have had Certificates of Occupancy issued.

#### 11. City Council Discussion/Proposed Agenda Items

Councilmember Gotcher would like to speak about apartments and the animal shelter in executive session. City Attorney Ray clarified when Councilmember Gotcher asked if the discussion about apartments is to discuss how they would be treated in our long-term plan, she replied affirmatory.

#### 12. Board and Commission Minutes

Greenville Board of Development Minutes from April 17, 2018  
Library Advisory Board Minutes from April 17, 2018

Keep Greenville Beautiful Quarterly Report

#### 13. Executive Session

The City Council convened at 6:43 p.m. into Executive Session under the following:

- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items: TMPA Board Appointments
- B. **Section 551.087:** (1) Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body is conducting development negotiations; (2) Deliberate the offer of a financial or other incentive to a business prospect described by Subdivisions: Project Ready
- C. **Section 551.074** - Meeting involving the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager Selection Process



**14. Take action on any item discussed in Executive Session**

No action taken.

**15. Adjourn**

Reconvening into Open Session at 7:39 p.m. and being no further business, the City Council meeting adjourned by unanimous consent of the City Council present.

  
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Jerry J. Ransom, Mayor Pro Tem

ATTEST:

  
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Cardie V. Kuykendall, Interim City Secretary