

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

Work Session Minutes

1. Call to Order

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

2. Items to be Discussed

A. Hunt County Days (*Byron Taylor, Chamber of Commerce President*)

Extending trip an additional day this year from February 23 – 25, 2019.

B. Capital Improvement Project with Bonds for the Reconstruction of Stonewall and Sayle Streets (*City Council*)

Sayle Street Reconstruction would be a total cost of \$7,920,000. The North Section, crossing intersections at Bonham, Canton, Nashville, Memphis, Bonnie Lea, and Shelby would be 2,500 LF with an estimated cost of \$2,588,000. Middle Section, crossing intersections at Webb, Eastland, Poplar, Mitchell, Maple, Star, and Terrell would be 2,675 LF with an estimated cost of \$2,752,000. South Section, crossing intersections at Lark, Robin, Chaparral, Kari Lane/Leo Hackney would be 2,580 LF with an estimated cost of \$2,580,000.

Stonewall Street Reconstruction crossing intersections at Joe Ramsey, Meadowbrook, Canton, Highland, Woodrow, Aileen, Webb, Eastland, Rolling Hills, and Poplar would be 3,640 LF with an estimated cost of \$4,200,000.

C. Parks and Recreation Playground Equipment (*Brett Quarles, Director of Parks and Recreation*) (*Item 7-D on Regular Agenda*)

Middleton Park and Wright Park demolition (\$800.00), Surfacing (\$4,500), Equipment (\$34,153), and Labor (\$10,500) for a total cost of \$49,953 for each park.

Aunt Char's KidZone demolition (\$13,500), Surfacing (99,354), Equipment (\$185,059), and Labor (\$61,000) for a total cost of \$358,955. Hunt County Playground Association (HCPA) a Non-Profit, has agreed to provide \$38,955 in funding for a total project amount of \$397,868.

3. Items on the Regular Agenda of December 11, 2018

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 5:16 p.m.

5. **Adjourn**

Being no further business, the City Council reconvened into Open Session and adjourned the Work Session at 6:01 p.m.

Regular Session Minutes

1. **Call to Order**

Mayor Dreiling called the Regular Session to order at 6:06 p.m. Present were Mayor Pro Tem Ransom and Councilmembers Evans, Turner, Gotcher, Money, and Dean. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. **Invocation**

Councilmember Holly Gotcher, Place 4, gave the invocation.

3. **Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

4. **Presentations**

A Pearl Harbor Day Proclamation was read recognizing Pearl Harbor Remembrance Day (*John Turner, Councilmember Place 3*)

5. **Citizens to be Heard**

Milton Babb, Wayne Morris, Gary Bailey, Gail Sprinkle, John Clark, and Duane May spoke on the proposed purchase of real property located at 2601 King Street.

The City Council convened into Executive Session under Section 551.071 at 6:45 p.m. and reconvened into Open Session at 6:59 p.m.

At this time the City Council considered item 7-E on the agenda.

6. **Public Hearings**

- A. Public hearing, consideration and action on an ordinance designating certain property as a reinvestment zone, said property being described as follows: Being part of the A0249 Dunn Jacob, Tract 18 recorded in the Deed Records of Hunt County in Volume 718 at Page 716 and address being 6702 Highway 66, Greenville, Texas, 75401 (*Greg Sims, President/CEO Greenville Board of Development*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. There was no one. Mayor Dreiling closed the Public Hearing.

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the enactment of Ordinance 18-065: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DESIGNATING CERTAIN PROPERTY AS A REINVESTMENT ZONE, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF THE A0249 DUNN JACOB, TRACT 18 RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOLUME 718 AT PAGE 716 AND ADDRESS BEING 6702 HIGHWAY 66, GREENVILLE, TEXAS, 75401; FOR A COMMERCIAL-INDUSTRIAL TAX ABATEMENT; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner, Gotcher, Money, and Dean voting “for” and Councilmember Evans voting “against.”

- B. Public hearing, consideration and action on a resolution indicating intent to participate in Tax Abatement with WestRock, pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. There was no one. Mayor Dreiling closed the Public Hearing.

Councilmember Turner moved, Councilmember Dean seconded for the adoption of Resolution 18-76: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, INDICATING INTENT TO PARTICIPATE IN TAX ABATEMENT WITH WESTROCK-GREENVILLE FOLDING, INC., PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner, Gotcher, Money, and Dean voting “for” and Councilmember Evans voting “against.”

7. Ordinances

- A. Consideration and action on an ordinance authorizing the permanent retention of two Stop Signs on Sayle Street at the intersection of Shelby Avenue to maintain an All-Way Stop condition; and authorizing the removal of the stop signs on Sayle at Eastland (*John Wright, Public Works Director*)

Mayor Pro Tem Ransom moved for the enactment of an ordinance authorizing the permanent retention of two Stop Signs on Sayle Street at the intersection of Shelby Avenue to maintain an All-Way Stop condition; and authorizing the removal of the stop signs on Sayle at Eastland. Motion failed by 3-4 majority vote with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmember Turner voting “for” and Councilmembers Evans, Gotcher, Money, and Dean voting “against.”

Councilmember Money moved to remove the stop signs at the intersection of Shelby and Sayle Street on Sayle Street and remove the stop signs at the intersection of Eastland and Sayle Street on Sayle Street. Motion failed by 3-3-1 vote with Councilmembers Evans, Money, and Dean voting “for,” Mayor Dreiling and Councilmembers Turner and Gotcher voting “against,” and Mayor Pro Tem Ransom abstaining.

Councilmember Money repeated his motion to remove the stop signs at the intersection of Shelby and Sayle Street on Sayle Street and remove the stop signs at the intersection of Eastland and Sayle Street on Sayle Street and Councilmember Evans seconded for the enactment of Ordinance 18-066: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE REMOVAL OF TWO TEMPORARY NORTHBOUND AND SOUTHBOUND STOP SIGNS ON SAYLE**

STREET AT THE INTERSECTION OF SHELBY AVENUE AND AUTHORIZING THE REMOVAL OF THE NORTHBOUND AND SOUTHBOUND STOP SIGNS ON SAYLE STREET AT EASTLAND STREET; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FULL FORCE DECEMBER 11, 2018 Motion passed by majority vote with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Evans, Money, and Dean voting "for" and Councilmembers Turner and Gotcher voting "against."

- B. Consideration and action on an ordinance awarding the bid for the Centerpoint Pressure Project (*John Wright, Public Works Director*)

Councilmember Gotcher moved, Councilmember Evans seconded for the enactment of Ordinance 18-067: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH HERITAGE CONSTRUCTORS FOR THE CENTER POINT PRESSURE PROJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- C. Consideration and action on an ordinance authorizing entry into agreements between the City of Greenville and Non-Governmental Agencies (*Talia Willner, Administrative Services/Finance Director*)

Councilmember Gotcher moved, Councilmember Money seconded for the enactment of Ordinance 18-068: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF GREENVILLE AND NON-GOVERNMENTAL AGENCIES; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- D. Consideration and action on an ordinance awarding the construction contract for new playground equipment at Aunt Char's, Middleton Park, and Wright Park (*Brett Quarles, Parks and Recreation Director*)

Councilmember Dean moved, Councilmember Money seconded for the enactment of Ordinance 18-069: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A CONSTRUCTION SERVICES AGREEMENT WITH CHILD'S PLAY, INC., FOR THE DEMOLITION AND CONSTRUCTION OF NEW PLAYGROUNDS AT AUNT CHAR'S, WRIGHT PARK, AND MIDDLETON PARK PLAYGROUNDS; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- E. Consideration and action on an ordinance authorizing the purchase and TIRZ Fund Expenditure for real property located at 2601 King Street, Greenville, Hunt County, Texas (*Daniel Ray, City Attorney*)

This item was discussed after Citizens to be Heard and voted on at that time.

Councilmember Gotcher moved that the City Council postpone any vote tonight on whether the Council move to accept the purchase of the property or not and that it is critically important that a public forum be hosted so that any and every one can come and hear what the City Council knows that the citizens do not know that might help citizens feel a little better about this project and, might provide more information and might give a better insight to the reasons that the Council has made some of the decisions they have made that they are not bound by, Councilmember Money seconded to postpone this item. Motion passed by majority 6-1 vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner Gotcher, Money, and Dean voting "yes" and Councilmember Evans voting "against."

8. Resolutions

- A. Consideration and action on a resolution approving a tax abatement agreement with WestRock pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Councilmember Money moved, Mayor Pro Tem Ransom seconded for the adoption of Resolution 18-77: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A TAX ABATEMENT AGREEMENT WITH WESTROCK-GREENVILLE FOLDING, INC.; PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by 6-1 majority vote with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner, Gotcher, Money, and Dean voting "for" and Councilmember Evans voting "against."

- B. Consideration and action on a resolution approving revision to the City of Greenville's Investment Policy (*Talia Willner, Administrative Services/ Finance Director*)

Councilmember Turner moved, Councilmember Evans seconded for the adoption of Resolution 18-78: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING CHANGES TO THE INVESTMENT POLICY OF THE CITY OF GREENVILLE FINANCIAL POLICIES; AND PROVIDING THAT THIS RESOLUTION SHALL TAKE EFFECT AND BE IN FULL FORCE IMMEDIATELY UPON ITS PASSAGE AND APPROVAL.** Motion passed by unanimous vote of the City Council.

- C. Consideration and action on a resolution authorizing Emergency Procedures for the W. Walworth Harrison Public Library (*Olivia Griggs, Library Director*)

Councilmember Gotcher moved, Councilmember Turner seconded for the adoption of Resolution 18-79: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING EMERGENCY PROCEDURES FOR THE W. WALWORTH HARRISON LIBRARY; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- D. Consideration and action on a resolution approving reappointment to the Greenville Board of Development and appointing a Chairman (*City Council*)

Mayor Pro Tem Ransom moved, Councilmember Money seconded for the adoption of Resolution 18-80: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING MEMBERS TO PLACES 6 AND 7 TO THE BOARD OF DEVELOPMENT; NAMING A CHAIRMAN; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- E. Consideration and action on a resolution approving reappointment to the Greenville Housing Authority Commission (*City Council*)

Councilmember Gotcher moved, Councilmember Dean seconded for the adoption of Resolution 18-81: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING MEMBERS TO SERVE IN PLACES 2 AND 4 ON THE GREENVILLE HOUSING AUTHORITY; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- F. Consideration and action on a resolution confirming the reappointment of members to the Civil Service Commission (*Summer Spurlock, City Manager*)

Councilmember Gotcher moved, Councilmember Dean seconded for the adoption of Resolution 18-82: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, CONFIRMING THE REAPPOINTMENT OF A MEMBER TO THE CIVIL SERVICE COMMISSION TO SERVE IN PLACE 1 AND PLACE 3; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- G. Consideration and action on resolutions approving reappointments to the:
- (a) Construction Board of Adjustment and Appeals;
 - (b) Tax Increment Reinvestment Zone Board; and
 - (c) Tourism and Convention Advisory Board (*City Council*)

Councilmember Evans moved, Councilmember Gotcher seconded for the following reappointments:

Resolution 18-83: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING MEMBERS TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS TO SERVE IN PLACES 4 AND 5; AND SETTING AN EFFECTIVE DATE.**

Resolution 18-84: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) BOARD IN PLACES 2 AND 4; AND SETTING AN EFFECTIVE DATE.**

Resolution 18-85: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING MEMBERS TO THE TOURISM AND CONVENTION ADVISORY BOARD TO SERVE IN PLACES 4 AND 5; AND SETTING AN EFFECTIVE DATE.**

Motion passed by unanimous vote of the City Council.

- H. Consideration and action on a resolution approving an interlocal agreement between the North Central Texas Council of Governments "NCTCOG" and the City of Greenville for updating the City of Greenville's Hazard Mitigation Action Plan (*Jeremy Powell, Fire Chief*)

Mayor Pro Tem Ransom moved, Councilmember Turner seconded for the adoption of Resolution 18-86: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS "NCTCOG" AND THE CITY OF GREENVILLE FOR UPDATING THE CITY OF GREENVILLE'S HAZARD MITIGATION ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- I. Consideration and action on a resolution authorizing the Mayor to sign a Decommissioning Escrow Agreement in regards to TMPA (*Mayor Drelling, City Council*)

Councilmember Turner moved, Councilmember Gotcher seconded for the adoption of Resolution 18-87: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE MAYOR TO ACT ON THE CITY'S BEHALF IN EXECUTING A DECOMMISSIONING ESCROW AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – November 13, 2018

- B. Cancel the December 25, 2018, City Council Meeting
- C. Resolution authorizing secretary's Appointment of Agent to perform duties during election period if needed (*Carole Kuykendall, City Secretary*)

Resolution 18-88: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING SECRETARY'S APPOINTMENT OF AGENT TO PERFORM DUTIES DURING ELECTION PERIOD; AND PROVIDING AN EFFECTIVE DATE.

- D. Resolutions authorizing the sale of tax resale properties for:
 - a) 4604 Spencer R42120 Santos Cruz

Resolution 18-89: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4604 SPENCER STREET AND PROVIDING AN EFFECTIVE DATE.

- b) 2108 Hemphill R71151 Santos Cruz

Resolution 18-90: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2108 HEMPHILL STREET AND PROVIDING AN EFFECTIVE DATE.

- c) 2107 Hemphill R71156 Santos Cruz

Resolution 18-91: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2107 HEMPHILL STREET AND PROVIDING AN EFFECTIVE DATE.

- d) 4609 Hill Street R44356 Maria Reategui

Resolution 18-92: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4609 HILL STREET AND PROVIDING AN EFFECTIVE DATE.

- e) 4701 Hill Street R44357 Jose Tacsá

Resolution 18-93: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4701 HILL STREET AND PROVIDING AN EFFECTIVE DATE.

- f) 2001 Mill Street R71265 Leo Williams

Resolution 18-94: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2001 MILL STREET AND PROVIDING AN EFFECTIVE DATE.

- g) 4117 Spencer R90755 Massoud Baniani

Resolution 18-95: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4117 SPENCER STREET AND PROVIDING AN EFFECTIVE DATE.

- h) 3709 McDougal R39937 Francisco Cabrera

Resolution 18-96: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 3709 MCDOUGAL STREET AND PROVIDING AN EFFECTIVE DATE.**

- i) 3701 McDougal R39935 Francisco Cabrera

Resolution 18-97: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 3701 MCDOUGAL STREET AND PROVIDING AN EFFECTIVE DATE.**

Councilmember Gotcher moved, Councilmember Evans seconded for the adoption of the Consent Calendar. Motion passed by unanimous vote of the City Council.

10. City Staff/City Council Reports

- A. October 2018 Financial Report (*Talia Willner, Administrative Services/Finance Director*)

11. City Council Discussion/Proposed Agenda Items

12. Board and Commission Minutes

Parks and Recreation Board Minutes from August 16, 2018
Greenville Board of Development Minutes from October 16, 2018
Parks and Recreation Board Minutes from October 18, 2018
Keep Greenville Beautiful Final Report

13. Executive Session

The City Council convened into Executive Session at 7:57 p.m. under the following:

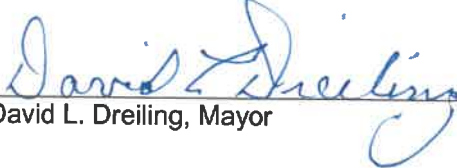
- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas (*as needed*)
- B. **Section 551.087(1):** Deliberation Regarding Economic Development Negotiations - (1) to discuss or deliberate 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 and with which the governmental body is conducting economic development negotiations: Project Ready
- C. **Section 551.072:** Discussion with respect to the purchase, lease, or value of real property, when such discussion would have a detrimental effect on negotiating position of the governmental body: 2601 King Street

14. Take action on any item discussed in Executive Session

No action taken.

15. Adjourn

Upon reconvening into Open Session at 8:56 p.m. and being no further business, the City Council adjourned at 8:56 p.m. by unanimous consent.



David L. Dreiling, Mayor

ATTEST:



Carole V. Kuykendall, City Secretary