

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 Dreiling called the Work Session to order at 5:00 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Evans, Turner, Gotcher, Money and Dean were present. Also present were City Attorney Daniel Ray, City Manager Summer Spurlock, and City Secretary Carole Kuykendall.

#### 2. Items to be Discussed

##### A. Old Austin School Building (*Summer Spurlock, City Manager*)

City Manager Summer Spurlock reported this 18,752 square foot building is on a 1.316-acre lot and is zoned Multi-Family-One. The city acquired the property in 1989, asbestos was abated in May 2009, and the Police Department occupied the building from 1990 – 2006. Several areas of the roof have fallen in, the walls are gutted, there is no useable electricity, HVAC systems need replacing, and the plumbing is old cast iron or galvanized pipe that needs replacing. The assessed value currently on the Hunt County Tax Appraisal District tax roll is \$172,630.

The 4,112 square foot police storage building still in use is on a 0.88-acre lot and is zoned Single Family-Two. The assessed value currently on the Hunt County Tax Appraisal District tax roll is \$69,420.

A general estimate to demolish the police and courts building would be \$46,880 and \$10,280 for the police storage building. This factors in the cost of City crews doing the work and time away from repairing streets. Additionally, work could be substantially higher based on the weight of the bricks needing removal.

##### B. Council Goals and Objectives (*Summer Spurlock, City Manager*)

City Manager Summer Spurlock reminded the Council of the FY 2018-2019 Goals and briefed them on the status of completion on each of the project. She also reminded the Council they previously discussed adding new goals such as a downtown plan, quality of life projects, and a neighborhood rehabilitation program.

Proposed Goals for Discussion:

Mayor Dreiling: Preparing for 2020 Census, North/South and East/West Thoroughfares throughout City, Annexations

Councilmember Evans: Tax Rate below Effective Rate, Austin School, Freezing Taxes for 65 and Over

Councilmember Turner: Homeless Veterans Shelter

Councilmember Gotcher: Cleaning-Up City

Councilmember Money: Comprehensive Plan, Competitive Tax Rate

Councilmember Dean: Infrastructure, Homeless Shelter for Everybody.

**3. Items on the Regular Agenda of April 23, 2019**

No 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 5:30 p.m. under Section 551.071 and 551.087.

**5. Adjourn**

The City Council reconvened into Open Session at 5:59 p.m. and being no further discussion, adjourned the Work Session by unanimous consent of the City Council.

**Regular Session Minutes**

**1. Call to Order**

Mayor Dreiling called the Regular Session to order at 6:05 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Evans, Turner, Gotcher, Money and Dean were present. Also present were City Attorney Daniel Ray, City Manager Summer Spurlock, and City Secretary Carole Kuykendall.

**2. Invocation**

Upon the absence of Pastor Charlie Nasser from Top Rail Cowboy Church, Pastor Kenneth Freeman of True Vine Missionary Baptist Church delivered the invocation.

**3. Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

**4. Presentations**

A GEUS Excellence in Reliability Proclamation was presented to Alicia Price, General Manager of GEUS.

**5. Citizens to be Heard**

James Milaiskis and Rayford Regan spoke.

**6. Public Hearings**

- A. Consideration and action on an ordinance approving a request by Scott Steenson for an approval of an amended Design Plan and Development Standards/Uses in the Planned Development -28 on a 62.85-acre tract of land known as Greenville Towne Center located in the 6600 Block of Interstate 30 (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. Applicant Scott Steenson, Tracey Crouch, Brian Hudgeons, Brooke Burns, Kenneth Fifield, Deidre Mead, Carter Burns, and Rosemarie Cantu spoke. Mayor Dreiling closed the Public Hearing.

The City Council convened into Executive Session under Section 551.087 at 6:45 p.m. and reconvened into Open Session at 8:12 p.m.

Mayor Pro Tem Ransom moved to approve agenda Item 6A subject to the conditions in Mr. Steenson's March 29, 2019 letter being added to the ordinance, Multi-Family being allowed By Right on 12-acres, and all other residential requiring a Conditional Use Permit, Councilmember Turner seconded for the enactment of Ordinance 19-014: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AN AMENDMENT TO CITY OF GREENVILLE, TEXAS, ORDINANCE NO. 13-022 AND CITY OF GREENVILLE, TEXAS, ORDINANCE NO. 17-008, TO PROVIDE FLEXIBILITY TO DEVELOP APPROXIMATELY 62.85 ACRES KNOWN AS GREENVILLE TOWNE CENTER TO MEET CHANGED MARKET CONDITIONS.** Motion carried by majority vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner, Gotcher, and Money voting "for" and Councilmembers Evans and Dean voting "against."

- B. Consideration and action on an ordinance approving a request by Jason Shaw for a change in zoning from an Office District to a Multi-Family-1 District on a lot located at 3724 O'Neal Street (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. Applicant Jason Shaw spoke. Councilmember Dreiling closed the Public Hearing.

Councilmember Dean moved, Councilmember Money seconded for the enactment of Ordinance 19-015: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM OFFICE DISTRICT ZONING TO MULTI-FAMILY ONE DISTRICT ZONING AT 3724 O'NEAL STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER APRIL 23, 2019.** Motion carried by unanimous consent of the City Council.

- C. Consideration and action on an ordinance approving a request by Bart Carroll for a change in zoning from a Single Family-2 District to a Single Family-3 District on a lot located at 4013 Wellington Street (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. Rayford Regan and Applicant Bart Carroll spoke. Councilmember Dreiling closed the Public Hearing.

Councilmember Dean moved, Councilmember Gotcher seconded for the enactment of Ordinance 19-016: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM SINGLE-FAMILY TWO ZONING DISTRICT TO SINGLE-FAMILY-3 DISTRICT ZONING AT 4013 WELLINGTON STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER APRIL 23, 2019.** Motion carried by unanimous vote of the City Council.

- D. Consideration and action on an ordinance approving a request by Rafat Handawy for a Conditional Use Permit (Tire Shop) on this property located at 5900A Wesley Street (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. Applicant Rafat Handawy spoke. Councilmember Dreiling closed the Public Hearing.

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the enactment of Ordinance 19-017: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT (TIRE SHOP) IN A GENERAL RETAIL DISTRICT LOCATED AT 5900A WESLEY STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER APRIL 23, 2019.** Motion carried by majority vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Evans, Turner Gotcher, and Dean voting "for" and Councilmember Money voting "against."

- E. Consideration and action on an ordinance approving a Memorandum of Understanding with Hunt County regarding an update to the West Greenville Small Area Plan; and providing for a budget amendment (*Summer Spurlock, City Manager*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. No one spoke. Councilmember Dreiling closed the Public Hearing.

Councilmember Evans moved, Councilmember Money seconded for the enactment of Ordinance 19-018: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GREENVILLE AND HUNT COUNTY; PROVIDING FOR A BUDGET AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

## 7. Ordinances

- A. Consideration and action on an ordinance amending Chapter 20, Article 20.13.001 of the Code of Ordinances by amending the Water Conservation Plan (*John Wright, Public Works Director*)

Councilmember Dean moved, Mayor Pro Tem Ransom seconded for the enactment of Ordinance 19-019: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING CHAPTER 20, ARTICLE 20.13.001 OF THE CODE OF ORDINANCES BY AMENDING THE WATER CONSERVATION PLAN; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MAY 1, 2019.** Motion carried by unanimous vote of the City Council.

## 8. Resolutions

- A. Consideration and action on a resolution by the City Council of the City of Greenville, Texas, relating to the "City of Greenville, Texas Electric System Revenue Refunding Bonds Series 2019A" and "City of Greenville, Texas Electric System Revenue Refunding Bonds Series 2019B"; approving the ordinances of the Board of Trustees of the Greenville Electric Utility System authorizing the issuance of such bonds and resolving other matters incident and related to the issuance of such bonds (*Alicia Price, GEUS General Manager*)

Councilmember Turner moved, Councilmember Evans seconded for the adoption of Resolution 19-30: **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, RELATING TO THE "CITY OF GREENVILLE, TEXAS ELECTRIC SYSTEM REVENUE REFUNDING BONDS SERIES 2019A" AND "CITY OF GREENVILLE, TEXAS ELECTRIC SYSTEM REVENUE REFUNDING BONDS SERIES 2019B"; APPROVING THE ORDINANCES OF THE BOARD OF TRUSTEES OF THE GREENVILLE ELECTRIC UTILITY SYSTEM AUTHORIZING THE ISSUANCE OF SUCH BONDS AND**

**RESOLVING OTHER MATTERS INCIDENT AND RELATED OT THE ISSUANCE OF SUCH BONDS.**

Motion carried by unanimous vote of the City Council.

- B. Consideration and action on a resolution authorizing acceptance for Grant Funding for Night Vision (*Scott Smith, Police Chief*)

Councilmember Money moved, Councilmember Evans seconded for the enactment of Resolution 19-31: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ACCEPTANCE OF GRANT FUNDING FOR NIGHT VISION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution adopting 2019-2020 Goals and Objectives (*City Manager and City Council*)

Item postponed until future City Council meeting.

**9. Consent Calendar**

- A. City Council Meeting Minutes – April 9, 2019

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

**10. City Staff/City Council Reports**

- A. March 2019 Financials (*Talia Willner, Administrative Services/Finance Director*)
- B. GBOD Quarterly Financial Report (*Greg Sims, CEO/President Greenville Board of Development*)
- C. Summary Presentation of 2011 Freese "Nichols "Master Plan" (*Summer Spurlock, City Manager*)
- D. Garland Power and Light Line Location and Easements (*Summer Spurlock, City Manager*)

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

Councilmember Evans: Freezing Tax Rate for 65 and Over; Process and Time Line.

Councilmember Dean: Council Review Boys and Girls Contract and a City Plan for City to Take Control of the Reecy Davis Center by the Parks and Recreation Department.

**12. Board and Commission Minutes**

GBOD Meeting Minutes from March 19, 2019

**13. Executive Session**

The City Council convened into Executive Session at 9:40 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)** 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: Projects: Ready, Rounder, Frost, Reorder, Seahorse, TakeAway, Peary, Lugnut, Wildcat, Cameo Sketch, Cloth, Bread.
- 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: Projects: Ready, Rounder, Frost, Reorder, Seahorse, TakeAway, Peary, Lugnut, Wildcat, Cameo Sketch, Cloth, Bread, EDC Properties.

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

No action taken.

**15. Adjourn**

Upon reconvening into Open Session and with their being no further business, the City Council adjourned at 10:48 p.m. by unanimous consent of the City Council.

  
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David L. Dreiling, Mayor

ATTEST:

  
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Carole V. Kuykendall, City Secretary