

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 Al Atkins  
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 4:33 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins and Turner were present. Also present were City Attorney Daniel Ray, City Manager Summer Spurlock, and City Secretary Carole Kuykendall. Councilmember Gotcher arrived at 4:35 p.m., Councilmember Money arrived at 4:40 p.m., and Councilmember Dean arrived at 5:00 p.m.

#### 2. Items to be Discussed

- A. Park Street as part of Business 69 (*Martin Gonzalez, P.E., Area Engineer with TxDOT*)

Martin Gonzalez and Tommy Henderson with TxDOT discussion options. TxDOT could give the road over to the City in what is called a Turn Back Program and the City would assume all responsibility. Additional signage could be added and placed in more visible areas.

The City Council convened into Executive Session at the time of 4:59 p.m. and returned into Open Session at 5:06 p.m.

- A. Departmental Presentations FY 2019-2020 Budget

1. Community Development (*Steve Methven, Community Development Director*)

Future goals for include the completion of the Comprehensive Plan, adopt new Zoning and Subdivision ordinances in conjunction with the Comprehensive Plan, and Neighborhood Rehabilitation. Requesting a Property Maintenance Specialist who would address downtown and residential property maintenance violations.

2. Main Street (*Doyle Dick, Main Street Manager*)

Incorporate the City's history while revitalizing downtown. Three new restaurants set to open before the end of 2019 and upgrades to several buildings on the west end of Lee Street are planned by the private sector. Continue visual improvements; begin sidewalk construction project; implement façade grants; add banners and benches; promote the 3<sup>rd</sup> Thursday retail/dining/entertainment; continue two Downtown Strolls; Halloween on the Square with a bad weather back-up plan, Christmas Parade, Bob Wills Fiddle Festival; and a new event, Lee Street Jamboree. The Comprehensive Plan will include a Downtown Design Element.

3. W. Walworth Harrison Public Library (*Olivia Griggs, Library Director*)

Capital requests for FY 2019-2020 include a new accessible Circulation Desk in the amount of \$10,098 and a Microform Reader and Scanner in the amount of \$10,737. The Circulation Desk would be circular and include an accessible book drop. The Microform Reader and Scanner would have the ability to read microfilm and microfiche, print, auto scan, save to PDF, JPEG, and Image Recovery/Editing.

4. **GMA/CVB (Kevin Banks, GMA/CVB Manager)**

FY 2019-2020 goals for the GMA include a box office which could be situated beside the office of the GMA/Tourism Manager. Goals also include working with partners for continued entertainment including a Hispanic/Latino act; maximize e-mail and social media to encourage ticket purchases to stay before and/or after a show; and continue Greenville Theatre Works.

FY 2019-2020 goals for Tourism include maximizing social media to encourage visits to Greenville; creating a Travel Greenville Texas Twitter and Instagram account; create tours that cater to different travelers; add an Engagement Coordinator who would focus on the Website and Social Media Content. Five-year plan includes an official welcome center, convention business, Greenville Ambassadors, and tour business.

3. **Items on the Regular Agenda of June 25, 2019**

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**

5. **Adjourn**

There being no further discussion, the City Council Work Session adjourned at 6:06 p.m. by unanimous consent of the City Council.

**Regular Session Minutes**

1. **Call to Order**

Mayor Dreiling called the Regular Session to order at 6:12 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, 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**

Pastor Kelly Reagan from The Church at River Oaks gave the invocation.

3. **Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

4. **Presentations**

GEUS General Manager Alicia Price and Chairman Barry Gluck of the GEUS Board of Directors presented a plaque to the City Council from Navajo Nation in response to a group of volunteers from GEUS that participated in the Light Up Navajo Nation Project. Utility crews from multiple utilities from across the nation set up electricity for approximately 1,500 homes. *(Alicia Price, GEUS General Manager)*

**5. Citizens to be Heard**

The following spoke: David Dreiling, John Kelso, John Clark, Candance Minor, Jacqueline Sheffield, Betty Franklin, Victor Wright, James Evans, Sarah Randall, Eulus Smith, Pat Smith, Mary Stephens, Betty Davis, Joe O'Briant, Carol O'Briant, Ginger Burk, Byron Burk, John Hardaway, Marilyn Boyd.

**6. Public Hearings**

- A. Consideration and action on an ordinance authorizing a zone change from Single Family-3 to Single Family-2 and General Retail on a tract of land located in the 1100 block of CenterPoint Lane and Traders Road (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. Scott Ellis spoke. Mayor Dreiling closed the Public Hearing. Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the enactment of Ordinance 19-030: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM SINGLE FAMILY-3 ZONING DISTRICT TO SINGLE FAMILY-3, SINGLE FAMILY-2, AND GENERAL RETAIL ON PROPERTY LOCATED IN THE 1100 BLOCK OF CENTERPOINT LANE AND TRADERS ROAD; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JUNE 25, 2019.** Motion passed by 6-0 vote of the City Council with Councilmember Money abstaining.

**7. Ordinances**

- A. Consideration and action on an ordinance authorizing a Unit Price Construction Contract for the Texas Community Development Block Grant for 2017 Downtown Revitalization (*John Wright, Public Works Director*)

Councilmember Atkins moved, Councilmember Dean seconded for the enactment of Ordinance 19-031: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT FOR THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2017 DOWNTOWN REVITALIZATION AND MAIN STREET PROJECT; AND PROVIDING AND EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a Unit Price Construction Contract for the construction of the Texas Community Development Block Grant Phase III (TxCDBG) #7217161 Program, Office of Rural Affairs – Texas Department of Agriculture (TDA) (*John Wright, Public Works Director*)

Councilmember Atkins moved to postpone until later, Councilmember seconded. Motion carried by unanimous vote of the City Council.

**8. Resolutions****9. Consent Calendar**

- A. City Council Meeting Minutes – June 11, 2019
- B. Resolution approving bids received on the following tax resale properties:

1. 2308 Bourland R72633 Flores

Resolution 19-52: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2308 BOURLAND STREET AND PROVIDING AN EFFECTIVE DATE.**

2. 2114 Church R72728 Rivera

Resolution 19-53: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2114 CHURCH STREET AND PROVIDING AN EFFECTIVE DATE.**

3. 2012 Church R72720 Rivera

Resolution 19-54: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2012 CHURCH STREET AND PROVIDING AN EFFECTIVE DATE.**

4. 1008 Jones R48434 Estex

Resolution 19-55: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1008 JONES STREET AND PROVIDING AN EFFECTIVE DATE.**

5. 1517 Clark R73155 Deleon

Resolution 19-56: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1517 CLARK STREET AND PROVIDING AN EFFECTIVE DATE.**

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

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

- A. Building Maintenance (*Talia Willner, Administrative Services/Finance Director*)
- B. May Financials (*Talia Willner, Administrative Services/Finance Director*)
- C. GEUS Mid-Year Operating Results (*Alicia Price, GEUS General Manager*)

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

Mayor Pro Tem Ransom requested information about Cyber Readiness.

Councilmember Dean requested a proposal for a Residential Housing and Maintenance Program.

**12. Board and Commission Minutes**

Planning and Zoning Minutes from April 15, 2019  
Greenville Board of Development Minutes from May 21, 2019

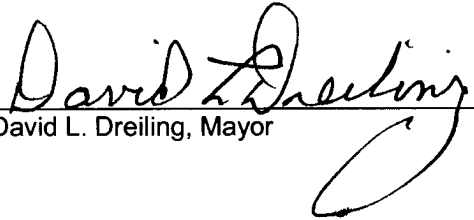
**13. Executive Session**

- 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

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

Being no further business, the City Council adjourned by unanimous consent at 7:39 p.m.



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David L. Dreiling, Mayor

ATTEST:



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Carole V. Kuykendall, City Secretary