

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

Work Session Minutes

1. Call to Order

Mayor Dreiling called the Work Session to order at 4:30 p.m. and noted for the record that Councilmembers Atkins, Turner, and Gotcher were present. Also present were City Manager Summer Spurlock, and City Secretary Carole Kuykendall. Mayor Pro Tem Ransom, Councilmember Money, and City Attorney Daniel Ray arrived at 4:33 p.m. Councilmember Dean was absent.

2. Items to be Discussed

A. 2019 GO Bond Timeline

Paul Jasin with Specialized Public Finance discussed a plan regarding the bond referendum approved in the May 4, 2019, Special Election authorizing the issuance of \$15,000,000 in bonds to fund street projects. The financing will be structured with an amortization over either a fifteen or twenty-year term. The estimated I&S tax rate impact was between 3.3 and 3.7 cents at the time of the election; however, the current anticipated tax rate impact is between 2 to 3 cents depending on the term. The proposed Bonds are scheduled to be sold to investors on September 24th and the bid will be awarded to the lowest bidder at the September 24th City Council meeting.

B. Departmental Presentations FY 2019-2020 Budget

1. Public Works

Engineering (Brett Jameson) – Current projects include: L-3 Water Extension Project; 16” Kari Lane Water Project; Lee Street Sidewalk Project; Water Grant Phase II and III; 2.0 MGD Lift Station; Ellis Farms Phase II, Cedar Creek Section 4; Cottonwood Phase II; and Jackson Run Phase II. Future projects include: Stonewall and Sayle Street; 2020 SIP; Stonewood Addition; 2019 Safe Routes to School; 2.0 MGD Lift Station; Greenville Multi-Family; Cottonwood Phase III; KB Boulevard; and The Bridges.

Future requests include: Concrete CIP (\$250,000); Drainage CIP (\$220,000); Main Replacement North Greenville (\$200,000); Industrial Water Loop (Year 1)(\$785,000); and FM 1570 Water Extension (Year 1)(\$825,000).

Streets/Traffic (Tracy Lunceford) – CIP requests for the include: Ford 550 with Crane (\$84,000); Latex Plotter (\$30,660); Single Axle Dump Truck (\$30,660); and John Deere Skid Steer (\$48,000).

Water Treatment Plant (James Belcher) – Requests include a steel workshop (\$50,000); Repair and Rehab of City Reservoir levees (\$1,750,000 for FY 2021-2021); New Treatment Plant for Southern Sector of Town (34,600,000); Replacement Transfer Pumps (\$120,000 for two); Hazardous Chemical Containment Facility (\$700,000 for FY 2021-2022).

Utilities (Jon Herbert) – FY 2019-2020 CIP requests include: 2019 John Deere Skidsteer w/Hammer Attachment (\$53,228,67); 2020 Peterbilt 348 Tandem Axle Dump Truck (\$117,968); and 2020 Chevrolet 1500 Silverado Crew Cab 4x4 (\$27,400)

Wastewater Treatment (Bill Erwin) – CIP requests include: FY 2020 Liquid Waste Transporter Lift Station (\$50,000); FY 2021 Spare Fine Screen (252,000); FY 2024 Disk Filter Facility, Effluent (1,200,000); FY 2024 Grit Collection Facility (\$1,040,000).

C. FY 2019-2020 Highlights of Departmental Budgets (*Summer Spurlock, City Manager*)

One cent on the ad valorem tax rate will generate \$208,738 allowing for protested and frozen values and assuming a 99.5% collection rate. Anticipated 2019-2020 revenue includes: Property Tax 9,090,999 (+16%); Sales Tax \$7,918,447 (neutral); Franchise Fees \$4,439,975 (+6%); Licenses and Permits \$916,247 (-12%); Other Revenue (+10.6%) for a total of \$26,236,900 (+7.2%).

Parks and Recreation:

➤ Maintenance and Operation		
18-19 Budget		\$1,223,179
19-20 Budget		\$1,575,610
Change		29%
➤ Personnel		
Reecy Davis		\$ 157,883
Right of way mowing		\$ 63,966
Part-time employee to full-time		\$ 22,406
➤ Capital		
SportsPark expansion:		
Shade structure 3 rd field		\$ 35,000
Reecy Davis upgrades		\$ 148,184
Event trailer		\$ 9,589

Community Development:

➤ Maintenance and Operations		
18-19 Budget		\$710,093
19-20 Budget		\$795,838
Change		12%
➤ Personnel		
Property maintenance CO		\$ 60,413
➤ Capital		
Lot abatement mowers		\$ 13,375

General Government:

➤ Maintenance and Operations		
18-19 Budget		\$2,124,434
19-20 Budget		\$2,304,788
Change		8.48%
➤ Personnel		
Engagement Coordinator		\$ 25,123
➤ Capital		
Fire station upgrades		\$ 75,900

SportsPark crack sealing	\$ 25,000
Library wall	\$ 9,000
HVAC replacements	\$ 30,000
Carpet cleaning	\$ 12,000
Parking lot lights	\$ 6,600

Library

➤ Maintenance and Operations	
18-19 Budget	\$ 539,008
19-20 Budget	\$ 552,471
Change	2.4%
➤ Capital	
Circulation desk	\$ 10,098
Microform reader and scanner	\$ 10,737

Animal Control

➤ Maintenance and Operations	
18-19 Budget	\$ 419,106
19-20 Budget	\$ 442,375
Change	5.5%
➤ Capital	
Chevy Silverado 2500	\$ 31,500

Convention and Visitors Bureau

➤ Maintenance and Operations	
18-19 Budget	\$ 154,408
19-20 Budget	\$ 176,208
Change	14%
➤ Personnel	
Engagement Coordinator	\$ 25,123
➤ Capital	
Historical citizens project	\$ 12,747

Venue Management

➤ Maintenance and Operations	
18-19 Budget	\$ 233,717
19-20 Budget	\$ 182,116
Change	-22%
➤ Capital	
Box Office	\$ 3,609
Civic Center restroom repair	\$ 7,500

Main Street

➤ Maintenance and Operations	
18-19 Budget	\$ 170,783
19-20 Budget	\$ 176,655
Change	3.4%
➤ Capital	

Benches	\$ 8,500
Pole banners	\$ 7,000

Fire

➤ Maintenance and Operations	
18-19 Budget	\$5,841,528
19-20 Budget	\$6,259,736
Change	7%
➤ Personnel	
Update to pay scale	\$ 210,864
➤ Capital	
Fire truck (pay as you go)	\$ 250,000
Fitness equipment replacement	\$ 24,900

Proposed Fire Pay Plan Summary

- Increase starting pay by 5%
- Increase number of steps for firefighter from 4 to 8
- Increase number of steps within the promotional classification from 2 to 3
- Not to continue to "kick the can down the road"
- Keep pay competitive with surrounding cities
- Average for cities compared was 9 steps for firefighters
- Average for cities compared was 5 steps for advanced ranks

Police

➤ Maintenance and Operations	
18-19 Budget	\$7,770,788
19-20 Budget	\$8,078,893
Change	3.96%
➤ Personnel	
CID Clerk	\$ 48,225
➤ Capital	
CID vehicle	\$ 24,171
3 patrol Tahoe's	\$ 159,408

Streets and Traffic

➤ Maintenance and Operations	
18-19 Budget	\$1,314,715
19-20 Budget	\$1,343,421
Change	2.18%
➤ Capital	
F550 with crane-year 2 of 2 funding	\$ 68,046
Latex plotter	\$ 30,660
Skid steer	\$ 65,100

Engineering

➤ Maintenance and Operations	
18-19 Budget	\$170,940

	19-20 Budget	\$183,922
	Change	7.5%
➤ Capital	Chevy Silverado 1500	\$ 28,350

Water Treatment

➤ Maintenance and Operations	18-19 Budget	\$2,636,627
	19-20 Budget	\$2,638,000
	Change	0.05%
➤ Capital	Transfer pump replacement	\$ 120,000
	New water treatment plant design	\$1,000,000

Water Distribution

➤ Maintenance and Operations	18-19 Budget	\$1,243,144
	19-20 Budget	\$1,292,122
	Change	3.9%
➤ Personnel	Utility Clerk PT to FT	\$ 21,042
➤ Capital	Pipe replacement	\$ 200,000

Wastewater Collection

➤ Maintenance and Operations	18-19 Budget	\$ 874,557
	19-20 Budget	\$ 906,766
➤	Change	3.6%

Wastewater Treatment

➤ Maintenance and Operations	18-19 Budget	\$1,514,172
	19-20 Budget	\$1,563,607
	Change	3.2%
➤ Capital	Lift pumps to LWT dump station	\$ 50,000

Airport

➤ Maintenance and Operations	18-19 Budget	\$180,844
	19-20 Budget	\$128,699
	Change	-28%
➤ Capital	Taxiway extension	\$219,382

Information Technology

➤ Maintenance and Operations	
18-19 Budget	\$ 780,035
19-20 Budget	\$1,181,987
Change	51.5%
➤ Capital	
Computer replacements	\$ 50,000
Patrol laptop lease	\$ 20,468
Incode offsite cloud-based hosting	\$ 210,000
Public Safety server virtualization	\$ 135,388
Additional hard drives	\$ 37,000

Personnel Additions

➤ Criminal Investigations Division Clerk	Full-Time
➤ Comm. Dev. Property Maintenance Specialist	Full-Time
➤ Engagement Coordinator (Tourism/City Manager)	Full-Time
➤ Reecy Davis Staffing	2-Full Time
➤ Event Attendant (currently part-time)	Full-Time
➤ Utility Clerk (currently part-time)	Full-Time
➤ Parks Assistant (currently part-time)	Full-Time
➤ Reecy Davis Staffing	4-Part Time
➤ Parks Right of Way Mowing	4-Part Time

Pay Study

- Goal is for City of Greenville to have every job code in the top 50% of comparison cities
- 50 different job titles compared (excluding police and fire)
- 17 different job titles were in the lower 50% of comparison cities
- Several jobs codes we were not able to increase to the competitive cities because the gap was too large
- Cost to General Fund is \$115,864
- Cost to Utility Fund is \$25,353
- Plan to phase in all changes within 3 years that will allow for:
 - Every job code to be in top 50% of comparison cities
 - Every job to not be at the bottom of the competitive cities
 - Every job to be comparable to the employee that holds that position

3. Items on the Regular Agenda of July 23, 2019

No items 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
5. Adjourn

Being no further business, the Work Session was adjourned at 6:05 p.m. by unanimous consent of the City Council present.

Regular Session Minutes**1. Call to Order**

Mayor Dreiling called the Regular Session to order at 6:15 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Turner, Gotcher, and Money were present. Also present were City Attorney Daniel Ray, City Manager Summer Spurlock, and City Secretary Carole Kuykendall.

2. Invocation

Reverend Larry Allgood of Believers Fellowship gave the invocation.

3. Pledge of Allegiance

Mayor Dreiling led the Pledge of Allegiance.

4. Mayor's Comments/Presentations

65+ Tax Freeze – Over the past several weeks the City Council has heard and considered public comments requesting the freeze for city property tax on homestead property for citizens over the age of 65. At this time, the Mayor does not feel it would be appropriate to add the item to the agenda for a vote until the Council has had an opportunity to review and evaluate actual budget numbers. Those who were in for the work session can see the amount of work and the amount of numbers that we must evaluate. And that will include the actual dollars and amount of such a freeze as it would in upcoming future budget tax rates. While we can come up with a rough number of what we think it would cost this year, we are also trying to evaluate what it will be next year and the year after and five years from now and ten years from now. At this point, it is not planned to be put on the agenda for a vote until actual budget numbers are received and can make the evaluation then.

Downtown Fire at 2406 Lee Street – Muzzy's Alley was gutted in a tragic fire on July 13. The City's emergency services were well coordinated, and the Fire Department did an excellent job in containing the fire in a hot, smoky environment while the Police and Street Departments directed traffic and pedestrians safe.

State Comptroller/Overpayments – City received another notice from State Comptroller about an overpayment of sales tax. Dates to 2012 when the State Supreme Court passed some ruling that some companies were being charged on sales tax that they shouldn't have been so the Comptroller said the companies would get their money back. City must pay back another \$784,000.

5. Citizens to be Heard

James Evans, John Kelso, John Clark, Neil Wright, Buddy Crump, Michael Callahan, Ronnie Lamb, Paula Wright, Wayne Morris, and James Milaiskis spoke.

Councilmember Money left the meeting at this time.

6. Public Hearings

- A. Consideration and action on an ordinance authorizing a change in zoning from Agricultural District to Commercial District on a lot located at 10505 Highway 34 South (*Steve Methven, Community Development Director*)

Councilmember Atkins moved, Councilmember Turner seconded for the enactment of Ordinance 19-035: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM AGRICULTURAL ZONING TO COMMERCIAL ZONING ON PROPERTY LOCATED AT 10505 HWY 34; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JULY 23, 2019.** Motion carried by unanimous vote of the City Council present.

7. Ordinances

- B. Consideration and action on an ordinance amending Chapter 8 and Chapter 22 of the Revised Code of Ordinances by adopting the 2018 Fire Code Codes and North Central Texas Council of Governments Recommended Amendments Option B to the 2018 International Fire Code; and adopting the 2018 International Building Code; the 2018 International Residential Building Code; the 2017 National Electrical Code; the 2018 International Plumbing Code; the 2018 International Fuel Gas Code; the 2018 Mechanical Code; the 2018 International Energy Conservation Code; the 2018 International Property Maintenance Code; and the 2018 International Existing Building Code (*Steve Methven, Community Development Director*)

Mayor Pro Tem Ransom moved, Councilmember Gotcher seconded for the enactment of Ordinance 19-036: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING CHAPTER 8 AND CHAPTER 22 IN THE REVISED CODE OF ORDINANCES BY ADOPTING THE 2018 FIRE CODE AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS RECOMMENDED AMENDMENTS OPTION B TO THE 2018 INTERNATIONAL FIRE CODE; ADOPTING THE 2018 INTERNATIONAL BUILDING CODE; THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE; THE 2017 NATIONAL ELECTRICAL CODE; THE 2018 INTERNATIONAL PLUMBING CODE; THE 2018 INTERNATIONAL FUEL GAS CODE; THE 2018 MECHANICAL CODE; THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE; THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND THE 2018 INTERNATIONAL EXISTING BUILDING CODE.** Motion carried by unanimous vote of the City Council present.

Councilmember Money returned at 7:01 p.m.

- C. Consideration and action on an ordinance amending Article A22.02 Building Code and Sec. A22.02.006 of the Revised Code of Ordinances (H.B. 852) (*Steve Methven, Community Development Director*)

Mayor Pro Tem Ransom moved to defer until August 13, Councilmember Atkins seconded. The City Council convened into Executive Session at 7:10 p.m. and reconvened into Open Session at 7:14 p.m.

Mayor Pro Tem Ransom withdrew his original motion. Mayor Pro Tem Ransom moved, Councilmember Money seconded for the enactment of Councilmember Ordinance 19-037: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING APPENDIX A, FEE SCHEDULE, ARTICLE 22.02 BUILDING CODE OF THE REVISED CODE OF ORDINANCES OF THE CITY OF GREENVILLE, TO REMOVE CONSIDERATION OF VALUE OF RESIDENTIAL DWELLING AND TO REMOVE CONSIDERATION OF COST OF CONSTRUCTION OR IMPROVING OF RESIDENTIAL DWELLING RELATED TO BUILDING PERMIT FEES; ADOPTING RESIDENTIAL BUILDING PERMIT FEES BASED ON THE SQUARE FOOTAGE OF THE STRUCTURE; PROVIDING FOR A SAVINGS/REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

8. Resolutions

- A. Consideration and action on a resolution suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division (“Atmos Energy”) in its application filed on or about March 28, 2019 pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the “GRIP” statute (*Summer Spurlock, City Manager*)

Councilmember Turner moved, Councilmember Money seconded for the adoption of Resolution 19-57: **A RESOLUTION BY THE CITY OF GREENVILLE, TEXAS, (“CITY”) RESPONDING TO THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE “ATMOS TEXAS MUNICIPALITIES;” DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

- B. Consideration and action on a resolution supporting the City of Greenville’s application to the Texas Department of Transportation’s 2019 Transportation Alternatives Safe Routes to School-Infrastructure call for projects (*Brett Jameson, Engineering Superintendent*)

Councilmember Atkins moved, Councilmember Gotcher seconded for the adoption of **Resolution 19-58: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE SAFE ROUTES TO SCHOOL (SRTS) INFRASTRUCTURE GRANT; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council present.

9. Consent Calendar

- A. City Council Meeting Minutes – July 9, 2019
- B. Ordinance authorizing the final payment of the Unit Price Construction Contract with SGL Utility Contractors for the L-3 Water Project (*Brett Jameson, Engineering Superintendent*)

Ordinance 19-038: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING FINAL PAYMENT OF THE UNIT PRICE CONSTRUCTION CONTRACT WITH SGL UTILITY CONTRACTORS FOR THE L-3 WATER PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

- C. Resolution authorizing an Interlocal Agreement with North Central Texas Emergency Communications District (NCT9-1-1) (*Summer Spurlock, City Manager*)

Resolution 19-59: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN INTERLOCAL AGREEMENT WITH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR 911 SERVICE; AND SETTING AN EFFECTIVE DATE.**

- D. Resolution approving a multi-year agreement for the temporary closure of a segment of the State Right of Way for Lee Street Jamboree (*Doyle Dick, Main Street Manager*)

Resolution 19-60: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE STREET CLOSURE OF A SEGMENT OF THE STATE RIGHT OF WAY FOR LEE STREET JAMBOREE; AND SETTING AN EFFECTIVE DATE.**

- E. Consideration and action on a resolution authorizing an administration contract with Gary Traylor and Associates for the 2019 Texas Capital Fund Program for Project Frost
(*Summer Spurlock, City Manager*)

Resolution 19-61: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN ADMINISTRATION CONTRACT WITH GARY TRAYLOR AND ASSOCIATES FOR THE 2019 TEXAS CAPITAL FUND PROGRAM FOR PROJECT FROST; AND SETTING 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 present.

10. City Staff/City Council Reports

- A. June 2019 Financial Report
B. 3rd Quarter Financial Report for GBOD/4A-EDC

11. City Council Discussion/Proposed Agenda Items

Mayor Pro Tem Ransom – Clarification of Pet Adoption Fees

Councilmember Gotcher – Numbers for 65+ tax freeze presented at August 27 meeting

12. Board and Commission Minutes

Library Advisory Board Minutes from May 21, 2019, and June 18, 2019
Keep Greenville Beautiful 2nd and 3rd Quarter Reports

13. Executive Session

The City Council convened under the following at 7:26 p.m.:

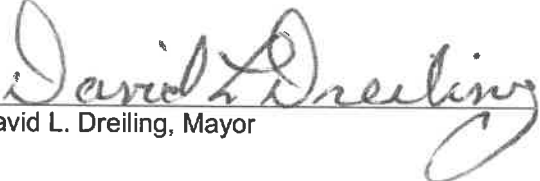
- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas; also discuss: State Comptroller Overpayments; Local Government Code Chapter 214, Subchapter A - "Dangerous Structures" – 2406 Lee Street
- C. **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, Cloth, Beach, Atlas, Calcite Mineral, Lodge.
- D. **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, Cloth, Beach, Atlas, Calcite Mineral, Lodge, EDC Properties.

14. Take action on any item discussed in Executive Session

No action taken.

15. Adjourn

Upon reconvening into Open Session at 8:16 p.m. and being no further business, the City Council adjourned by unanimous consent of the City Council present.


David L. Dreiling, Mayor

ATTEST:


Carole V. Kuykendall, City Secretary