

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 5:00 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Turner, and Money were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Gotcher arrived at 5:02 p.m. and Councilmember Dean arrived at 5:36 p.m.

#### 2. Items to be Discussed

##### A. Impact Fee Analysis (*Steve Methven, Director of Community Development*)

The process of assessing impact fees are based on the requirements stated in Chapter 395. The tasks involved are as follows:

1. Hire an Engineering Consultant.
2. Establish Capital Improvement Advisory Committee (CIAC) to provide input and recommendations during the study.
3. Collect data to establish the basis for subsequent analyses.
4. Establish impact fee service areas.
5. Establish service units for impact fee calculations. For example, roadway impact fees are typically determined by vehicle-miles of travel in the PM peak hour.

#### ADVANTAGES:

- Alleviates burden of new facilities on existing taxpayers
- Allows for implementation of key system improvements over piecemeal approach.
- Provides upfront knowledge of the exact fee to be imposed.
- Fairly charges based on system impacts.
- Allows for pooling of funds
- Allows for developer credits

#### DISADVANTAGES:

- City may likely have to front the cost of improvements and collect fees as development occurs.
- Slower economic times means cost recovery may be slow and is dependent on new development.
- Fees can only be applied to projects within city limits.
- System update every five years.

- Administrative requirements may be burdensome to some cities.
- Increases the cost of development which can affect economic development strategies

Due to the freeze on impact fees, Greenville has not been receiving any funds to offset the cost to accommodate the capacity needs for the residential growth the city is experiencing.

<i>Based on the 2015 \$2,200+ rate:</i>	2016	\$ 426,140.00
	2017	\$ 447,620.00
	2018	\$ 406,120.00
	2019	\$ 692,120.00
	<b>Total</b>	<b>\$ 1,972,000.00</b>

Due to the freeze on impact fees, Greenville has not been receiving any funds to offset the cost to accommodate the capacity needs for commercial growth as well.

Estimated Commercial Impact Fees for years 2016-2019

<b>Retail Description</b>	<b>Address</b>	<b>Est. Impact Fee</b>
Aldi	6606 Wesley St	\$ 26,000.00
Roma Express	2501 Washington	\$ 9,600.00
Crossroads Mall-pad site	6906 Wesley	\$ 25,200.00
Commerical Offices	3500 Joe Ramsey	\$ 17,300.00
Panda Express	6625 I-30	\$ 21,600.00
Wingstop, Game X Change, Express Employment	6413 Wesley	\$ 31,100.00
Gibson Automotive	2600 I-30	\$ 29,800.00
Bottlecap Alley	5804 Wesley	\$ 35,800.00
Shell	3206 I-30	\$ 17,800.00
Storage Warehouse	8604 Wesley	\$ 5,500.00
Rib Crib	3815 I-30	\$ 30,700.00
Academy	3204 I-30	\$ 71,540.00
Race Track	6901 Wesley	\$ 17,500.00
John St Church	6113 Jack Finney	\$ 17,350.00
Panera Bread	3208 I-30	\$ 21,000.00
Comfort Suites	2005 Centerpoint	\$ 75,000.00
Chipotle, Smoothie King	3118 I-30	\$ 21,000.00
Great Clips, Jimmy Johns	3210 I-30	\$ 21,000.00
Starbucks	3138 I-30	\$ 21,000.00
Taco Cabana	7105 I-30	\$ 21,000.00
AT&T Store	6909 Wesley St	\$ 21,000.00
	<b>Total</b>	<b>\$ 496,990.00</b>

City Council members requested City Staff peruse the option bringing back the implementation of Impact Fees.

B. Former Henson Building (*Steve Methven, Director of Community Development*)

City Council members requested City Staff to look at options to demolish the building beginning with a title search because of the fires that have demolished most of the property.

3. **Items on the Regular Agenda of January 28, 2020**

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, 551.089, OR 551.073**

The City Council convened into Executive Session at 5:32 p.m. and reconvened into open session at 6:00 p.m.

5. **Adjourn**

Being no further discussion, the Work Session was adjourned at 6:00 p.m.

**Regular Session Minutes**

1. **Call to Order**

Mayor Dreiling called the Regular Session to order at 6:06 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 Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. **Invocation**

Deacon David Stevenson, representing Seventh Day Adventists, gave the invocation.

3. **Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

4. **Presentations**

None.

5. **Citizens to be Heard**

John Clark.

6. **Public Hearings**

- A. Consideration and action on an ordinance approving a zone change from Commercial to Multi Family-One Zoning on property located at 1216 Interstate 30 (*Steve Methven, Director of Community Development*)

Deidre Mead and Kenneth Fifield spoke.

Councilmember Dean moved to deny the request, Councilmember Money seconded. Motion carried by unanimous vote to deny the request.

**Public Testimony** (*Public Testimony occurs when citizens are invited to address the Council on topics already on the agenda. Speakers will be invited to speak at the time of Council discussion for the item. Present your completed "Citizen's Comment Card" to the City Secretary prior to the meeting. Speakers are limited to 2 minutes for each agenda item.*)

**7. Ordinances**

- A. Consideration and action on an ordinance authorizing a Professional Engineering Agreement with Cobb, Fendley & Associates Inc., to provide professional engineering services related to the 2019 GO Bond Street Project of Sayle Street Reconstruction (*Press Tompkins, Interim Public Works Director*)

Wayne Morris spoke during Public Testimony.

Councilmember Turner moved, Councilmember Dean seconded for the enactment of Ordinance 20-006: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF GREENVILLE, TEXAS, AND COBB, FENDLEY AND ASSOCIATES FOR ENGINEERING SERVICES RELATED TO THE 2019 GO BOND STREET PROJECT FOR SAYLE STREET RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

**8. Resolutions**

- A. Consideration and action on a resolution authorizing Amendment No. 4 to the Joint Operations Agreement with Texas Municipal Power Agency (TMPA) (*Summer Spurlock, City Manager*)

Councilmember Atkins moved, Mayor Pro Tem Ransom seconded for the adoption of Resolution 20-10: **A RESOLUTION OF THE CITY OF GREENVILLE ("CITY") AUTHORIZING THE MAYOR TO ACT ON THE CITY'S BEHALF IN EXECUTING AMENDMENT NO. 4 TO THE JOINT OPERATING AGREEMENT (THE "JOA") BY AND BETWEEN, AND AMONG, TEXAS MUNICIPAL POWER AGENCY (THE "AGENCY") AND THE CITIES OF BRYAN, DENTON, GARLAND, AND GREENVILLE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

**9. Consent Calendar**

- A. City Council Meeting Minutes – January 14, 2020
- B. Resolution approving the offer to purchase property at 3704 Marshall Street through Perdue (*Summer Spurlock, City Manager*)

**Resolution 20-11: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT MARSHALL STREET (AKA 3704 MARSHALL) AND PROVIDING AN EFFECTIVE DATE.**

- C. Resolution approving the offer to purchase properties at 4200 Caddo, 4202 Caddo, 1435 Beauchamp, and 1703 Stonewall (*Summer Spurlock, City Manager*)

Resolution 20-12: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 4200 CADDO, 4202 CADDO, 1435 BEAUCHAMP, AND 1703 STONEWALL; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Pro Tem Ransom 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**

GBOD 1<sup>st</sup> Quarter Financial Report (*Greg Sims, President/CEO GBOD*)

December Comprehensive Monthly Financial Report (*Talia Willner, Director of Administrative Services/Finance*)

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

**12. Board and Commission Minutes**

Main Street Advisory Board Minutes from August 9, 2019

Library Advisory Board Minutes from October 15, 2019 and November 19, 2019

Greenville Board of Development Minutes from December 17, 2019

**13. Executive Session**

The City Council convened into Executive Session under the following at 6:43 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
- 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, Bread, Beach, Atlas, Rainwater Falls, Brewmaster, Vega, Lodge, TakeAway, Hollowpoint, Throttle, Logistics, Dale, Ash, Tide.
- 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, Bread, Beach, Atlas, Rainwater Falls, Brewmaster, Vega, Lodge, TakeAway, Hollowpoint, Throttle, Logistics, Dale, Ash, Tide, EDC Properties.


The City Council reconvened into Open Session at 7:22 p.m.

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

No action taken.

15. **Adjourn**

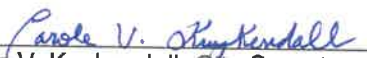
Being no further business, the City Council adjourned at 7:22 p.m. by unanimous consent of the City Council.



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David L. Dreiling, Mayor

**ATTEST:**



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Carole V. Kuykendall, City Secretary