

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 videoconferencing Work Session to order at 5:00 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. Items to be Discussed

1. 2020/2021 Council Goals and Objectives (*City Council*)

Reviewed and discussed proposed goals and how some of them may tie into the Comprehensive Plan. Adopting Council Goals will be an action item on the regular agenda and any modifications to the proposed goals will be made then.

2. Review of Timeline/Financial Obligations/Current Status of Stainback Project (*Summer Spurlock, City Manager*)

May 21, 2019	Effective Date of Agreement
May 21, 2020	Developer obtain financing to Construct City-Funded Infrastructure
May 21, 2021	Commencement Date for City Funded-Infrastructure (road, storm, water, sewer, grading, and erosion)
May 21, 2024	Completion Date for City Funded-Infrastructure (road, storm, water, sewer, grading, and erosion)
May 26, 2021	Commencement Date for Entertainment Anchor
May 26, 2024	Completion Date for Entertainment Anchor
May 21, 2021 – May 26, 2021	Developer Acquire 16-acre Tract of Land
May 21, 2021 – May 26, 2021	Entertainment Anchor Final Agreement
May 21, 2024 or earlier	City Issue Certificates of Obligation in amount of \$4,300,000
March 31, 2025 or earlier, must be paid after CO is issued for entertainment anchor	Sales Tax Grant and Business Personal Property Tax Grant TIRZ Reimbursement – Paid on Developer-Funded Infrastructure Only

3. Bond Package Discussion regarding a Four-Lane Extension of Roy Warren Parkway from Traders Road to FM 1570 (*City Council*)

The Roy Warren Pkwy expansion from Traders Road to W. Jack Finney Blvd is approximately 1.22 miles. The estimated cost for this expansion is \$7.5 million. This study is to analyze the economic development return of this expansion. Total of 478 acres of undeveloped land adjacent to the Roy Warren study area that are categorized low density residential areas within the future land use plan. Expansion of Roy Warren

Pkwy could serve as an economic project closing the residential gap between Traders Road and Jack Finney Blvd. West. The return in investment would be received over time as development occurs; the timeframe for such development cannot be predicted.

Scenario 1- Low Density (100% SF-2) 1,848 Total Dwelling Units

\$2,373,430 Total Build Out Revenue (\$200 k = \$1,284 per dwelling per \$0.642162 property tax rate)
\$5,544,000 Impact Fees (\$3,000 per unit)
 \$7,917,430

Scenario 2 – Medium Density (50% SF-2 & 50% SF-3) 2,587 Total Dwelling Units

\$3,321,708 Total Build Out Revenue (\$200 k = \$1,284 per dwelling per \$0.642162 property tax rate)
\$7,761,000 Impact Fees (\$3,000 per unit)
 \$11,082,708

Estimated Roy Warren Expansion Costs:

\$ 425,000	Engineering
\$ 150,000	Survey
\$ 85,000	ROW - Easement Acquisition Legal
\$ 375,000	Purchase ROW/Easement
\$4,265,000	Concrete Road (6425' x 49')
\$2,100,000	Sewer Expansion (Gravity)
<u>\$ 95,000</u>	Testing – Geotech
\$7,495,000	

4. Leveraging Available Funding due to COVID-19 (*Al Atkins, Councilmember/Jeremy Powell, Fire Chief/Summer Spurlock, City Manager*)

Councilmember Atkins stated he has been monitoring the Federal Cares Act, the Congressional Research Service, Governor Abbott's webpage, the Conference of Mayors, National League of Cities, and TML webpages for any opportunities that exist. From the federal side there have been some grants that have helped but municipalities in themselves have not been eligible for any grants yet. The airport is set to receive \$69,000 and there has been funding for local colleges. There may be a possibility of block grants that have been given to the states and it is being said funding for local governments will be looked at again if it is COVID related.

3. Items on the Regular Agenda of April 28, 2020

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, 551.089, OR 551.073**

The City Council convened into Executive Session at 5:45 p.m.

5. Adjourn

The City Council reconvened into Open Session at 5:55 p.m. and being no further business, the City Council Work Session was adjourned at same time by unanimous consent of the Council.

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

Mayor Dreiling called the videoconferencing Regular Session to order at 6:00 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. Parks and Recreation Director Brett Quarles and Director of Administration/Finance Talia Willner were also available to speak.

2. Invocation

Councilmember Turner gave the invocation.

3. Pledge of Allegiance

Mayor Dreiling led the Pledge of Allegiance.

4. Presentations

No presentations.

5. Citizens to be Heard

James Evans, Wayne Morris, and Jacqueline Sheffield provided comments.

6. Public Hearings

- A. Consideration and action on an ordinance abandoning Reinvestment Zones created in Ordinance Nos. 10-051, 13-092, 18-010, 18-065, 19-039, and 19-043 for purposes of later adopting Reinvestment Zones names City of Greenville Reinvestment Zone No. 2 and City of Greenville Reinvestment Zone No. 3 (*Daniel W. Ray, City Attorney*)

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

Councilmember Atkins moved, Councilmember Dean seconded for the enactment of Ordinance 20-021: **AN ORDINANCE OF THE CITY OF GREENVILLE, TEXAS, ABANDONING REINVESTMENT ZONES CREATED IN ORDINANCE NOS. 10-051, 13-092, 18-010, 18-065, 19-039, 19-043, AND 19-02 FOR PURPOSES OF LATER ADOPTING REINVESTMENT ZONES NAMED CITY OF GREENVILLE REINVESTMENT ZONE NO. 2 AND CITY OF GREENVILLE REINVESTMENT ZONE NO. 3; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance designating certain real property within the City of Greenville as a Reinvestment Zone to be known as city of Greenville Reinvestment Zone No. 2 (*Daniel W. Ray, City Attorney*)

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

Councilmember Turner moved, Mayor Pro Tem Ransom seconded for the enactment of Ordinance 20-022: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS DESIGNATING CERTAIN REAL PROPERTY WITHIN THE CITY OF GREENVILLE, TEXAS AS A REINVESTMENT**

ZONE TO BE KNOWN AS CITY OF GREENVILLE REINVESTMENT ZONE NO. 2; AND PROVIDING AN EFFECTIVE DATE. Motion carried by unanimous vote of the City Council.

- C. Consideration and action on an ordinance designating certain real property within the City of Greenville as a Reinvestment Zone to be known as city of Greenville Reinvestment Zone No. 3 (*Daniel W. Ray, City Attorney*)

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

Councilmember Money moved, Councilmember Dean seconded for the enactment of Ordinance 20-023: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS DESIGNATING CERTAIN REAL PROPERTY WITHIN THE CITY OF GREENVILLE, TEXAS AS A REINVESTMENT ZONE TO BE KNOWN AS CITY OF GREENVILLE REINVESTMENT ZONE NO. 3; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

7. Ordinances

- A. Consideration and action on an ordinance authorizing entry into a lease agreement for facility use with Boys and Girls Club for Reecy Davis Sr. Recreation Center (*Brett Quarles, Director of Parks and Recreation*)

Jeff Phillips and Mandy Stewart provided comments under Public Testimony.

Councilmember Turner moved, Mayor Pro Tem Ransom seconded for the enactment of Ordinance 20-024: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO A LEASE AGREEMENT WITH THE BOYS AND GIRLS CLUB FOR USE OF THE REECY DAVIS SR. RECREATION CENTER; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by 4-2-1 majority vote of the vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Turner and Money voting "for, Councilmembers Atkins and Dean voting "against", and Councilmember Gotcher "abstaining" as she is a board member.

- B. Consideration and action on an ordinance authorizing Investigative Data Platform Annual Subscription for the License Plate Recognition Tool (*Scott Smith, Police Chief*)

Councilmember Turner moved, Councilmember Gotcher seconded for the enactment of Ordinance 20-025: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING INVESTIGATIVE DATA PLATFORM ANNUAL SUBSCRIPTION FOR LICENSE PLATE RECOGNITION TOOL WITH SEIZURE FUNDS FOR THE POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

8. Resolutions

- A. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with Cytec Engineered Materials, Inc., dated May 8, 2012 (*Daniel W. Ray, City Attorney*)

Councilmember Atkins moved, Mayor Pro Tem Ransom seconded for the adoption of Resolution 20-31: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH CYTEC ENGINEERED MATERIALS, INC. DATED MAY 8, 2012; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with Cytec Engineered Materials, Inc., dated March 13, 2018
(*Daniel W. Ray, City Attorney*)

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the adoption of Resolution 20-32: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH CYTEC ENGINEERED MATERIALS, INC. DATED MARCH 13, 2018; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with Cytec Engineered Materials, Inc., dated August 13, 2019
(*Daniel W. Ray, City Attorney*)

Councilmember Dean moved, Councilmember Atkins seconded for the adoption of Resolution 20-33: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH CYTEC ENGINEERED MATERIALS, INC. DATED AUGUST 13, 2019.** Motion carried by unanimous consent of the City Council.

- D. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with International Grains and Cereal, LLC, dated December 10, 2013
(*Daniel W. Ray, City Attorney*)

Councilmember Dean moved, Councilmember Atkins seconded for the adoption of Resolution 20-34: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH INTERNATIONAL GRAINS AND CEREAL, LLC DATED DECEMBER 10, 2013; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- E. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with Westrock-Greenville Folding, Inc., dated December 11, 2018
(*Daniel W. Ray, City Attorney*)

Councilmember Gotcher moved, Councilmember Turner seconded for the adoption of Resolution 20-35: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH WESTROCK-GREENVILLE FOLDING, INC. DATED DECEMBER 11, 2018; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- F. Consideration and action on a resolution approving a First Supplement to the Tax Abatement Agreement with DLBNR, LLC., dated January 22, 2019
(*Daniel W. Ray, City Attorney*)

Councilmember Gotcher moved, Councilmember Atkins seconded for the adoption of Resolution 20-36: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, APPROVING A FIRST SUPPLEMENT TO TAX ABATEMENT AGREEMENT WITH DLBNR, LLC DATED JANUARY 22, 2019; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- G. Consideration and action on a resolution approving the denial of application for approval of a rate change submitted by Oncor Electric Delivery Company, LLC and authorization to participate in proceedings at the Public Utility Commission of Texas
(*Summer Spurlock, City Manager*)

Councilmember Turner moved, Councilmember Gotcher seconded for the adoption of Resolution 20-37: **RESOLUTION BY THE CITY OF GREENVILLE, TEXAS ("CITY") DENYING THE DISTRIBUTION COST**

RECOVERY FACTOR RATE REQUEST OF ONCOR ELECTRIC DELIVERY COMPANY LLC MADE ON OR ABOUT APRIL 3, 2020; AUTHORIZING PARTICIPATION IN A COALITION OF SIMILARLY SITUATED CITIES; AUTHORIZING PARTICIPATION IN RELATED RATE PROCEEDINGS; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE. Motion carried by unanimous vote of the City Council.

- H. Consideration and action on a resolution adopting 2020-2021 Goals and Objectives (*City Council*)

John Kelso provided comments under Public Testimony.

Mayor Dreiling requested "evaluate Municipal Golf Course conversion to public park space" be removed from proposed Council Goals. Councilmember Ransom moved to adopt with that request, Councilmember Atkins seconded for the adoption of Resolution 20-38: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING FISCAL YEAR 2020-2021 COUNCIL GOALS; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – April 14, 2020
- B. Resolution appointing Greg Chesney to Place 2 and Victor Gore to Place 3 on the GEUS Board of Trustees (*City Council*)

Resolution 20-39: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING MEMBERS TO PLACE 2 AND PLACE 3 ON THE GEUS BOARD OF TRUSTEES; AND ESTABLISHING AN EFFECTIVE DATE.

- C. Resolution reappointing a member to serve on the Texas Municipal Power Agency Board of Directors (*City Council*)

Resolution 20-40: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REAPPOINTING A MEMBER TO SERVE ON THE TEXAS MUNICIPAL POWER AGENCY (TMPA) BOARD OF DIRECTORS; AND SETTING AN EFFECTIVE DATE.

Councilmember Atkins 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

March Comprehensive Financial Report (*Talia Willner, Administrative Services/Finance Director*)

11. City Council Discussion/Proposed Agenda Items

Councilmember Money – request for Work Session item regarding where the City is/budget projections.

12. Board and Commission Minutes

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; *also discuss*: naming of Monty Stratton South

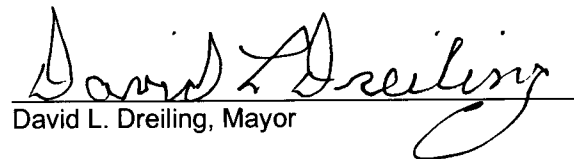
The City Council convened into Executive Session at 7:21 p.m.

14. Take action on any item discussed in Executive Session

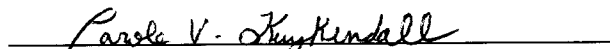
No action taken.

15. Adjourn

Upon reconvening into Open Session at 7:31 p.m. and being no further business, the City Council adjourned by unanimous consent of the City Council at 7:32 p.m.


David L. Dreiling, Mayor

ATTEST:


Carole V. Kuykendall, City Secretary