

Fletcher Warren Civic Center
5501 Business Highway 69 South

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 5:04. Present were Mayor Pro Tem Ransom and Councilmembers Atkins, Turner, Money, and Dean. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Gotcher arrived at 5:06 p.m.

2. Items to be Discussed

1. Departmental Budget Presentations

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

Presentation postponed until July 28, 2020.

B. HR/Health Insurance/TMRS (*Sheri Wells, Human Resource Director*)

Sheri Wells stated Human Resources is responsible for Recruitment Process, Benefit Administration, Risk Management, Payroll Administration, Training and Development, and Worker's Compensation. Also discussed were number of City and GEUS employees, new hires, statistics of terminations (both voluntary and involuntary), demographics of employee ages and retirement availability, health insurance, TMRS, focus for FY2020-2021, and COVID update.

C. FR&R (*Talia Willner, Administrative Services/Finance Director*)

Talia Willner discussed the Contribution Rates for FR&R, goal to reduce Unfunded Actuarial Accrued Liability, and number of retirees and active members.

D. Building Maintenance (*Talia Willner, Administrative Services/ Finance Director*)

Talia Willner listed the number of facilities owned by the City, plans for future needs, building and routine maintenance planning, ongoing projects, and plans for 2021-2022 and beyond. Building upkeep plans for 2020-2021 include bedroom furniture and locker/beds replacement for Fire Stations 2, 3, and 4; replacement of bay lighting at Stations 3 and 4; and exterior storage building at Station 4. Municipal Auditorium needs roof over auditorium section of building replaced. Reecy Davis Sr. Recreation Center new floor machine and Civic Center includes the replacement of aging infrastructure in women's restroom.

2021-2022 and beyond plans include re-plaster walls and re-seal entire Municipal Building; replace floors, gate and card reader system at Police and Courts Building; access plans and options for new Fire Administration Building; and consider expansion and/or consolidation of Service Center buildings.

2. Non-Governmental Funding Recommendations (*City Council Sub-Committee Councilmembers Turner, Money, and Dean*)

Sub-Committee recommended Drug Free Greenville receive \$7,000; Keep Greenville Beautiful \$10,000 from Sanitation Fund; SRC Transportation \$20,000 and SRC Senior Programming \$5,000.

3. **Items on the Regular Agenda of July 14, 2020**
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**
5. **Adjourn**

Being no further discussion, the City Council adjourned at 5:45 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 6:01. Present were Mayor Pro Tem Ransom and Councilmembers Atkins, Turner, Gotcher, Money, and Dean. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. **Invocation**

Pastor Ricky Powell from New Lighthouse Church of Prayer gave the invocation.

3. **Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

4. **Presentations/Information**

None

5. **Citizens to be Heard**

Wayne Morris, John Kelso, and Kimberly Henderson.

6. **Public Hearings**

- A. Consideration and action on an ordinance authorizing an amendment to the Code of Ordinances by amending Chapter Six Business Regulations and Chapter 28 Zoning Ordinance (*Steve Methven, Community Development Director*)

Mayor Dreiling opened the Public Hearing and asked if anyone wished to speak. John Kelso, Wayne Morris, and Larry Ellis spoke during the Public Hearing.

Mayor Pro Tem Ransom moved to postpone this item until August 11, Councilmember Atkins seconded. Motion passed by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a Unit Price Construction Contract with PaveCon for the reconstruction of Ed Rutherford Drive Project; and authorizing a budget amendment (*Press Tompkins, Public Works Director*)

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

Councilmember Money moved, Councilmember Turner seconded for the enactment of Ordinance 20-036: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH PAVECON OF GRAND PRAIRIE TEXAS, FOR THE RECONSTRUCTION OF THE ED RUTHERFORD DRIVE PROJECT; AUTHORIZING A BUDGET AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by

7. Ordinances

- A. Consideration and action on an ordinance authorizing a Unit Price Construction Contract with PaveCon for the construction of the Industrial Drive Project (*Press Tompkins, Public Works Director*)

Mayor Pro Tem Ransom moved, Councilmember Gotcher seconded for the enactment of Ordinance 20-037: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH PAVECON OF GRAND PRAIRIE TEXAS, FOR THE CONSTRUCTION OF THE INDUSTRIAL DRIVE EXTENSION PROJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing the extension of a Payment in Lieu of Taxes (PILOT) Agreement with GEUS (*Summer Spurlock, City Manager*)

Councilmember Atkins moved, Councilmember Money seconded for the enactment of Ordinance 20-038: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN EXTENSION OF AN AGREEMENT WITH GEUS FOR PAYMENT IN LIEU OF TAXES (PILOT); AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on an ordinance authorizing a possible amendment to the Force Majeure clause and definitions in the Economic Development Contract between City of Greenville and Greenville Retail Center, LLC, which was previously approved by the TIRZ Board and subsequently approved by the City Council on May 21, 2019, and attached to Ordinance No. 19-023 (*Daniel Ray, City Attorney*)

Councilmember Atkins moved, Councilmember Turner seconded for the enactment of Ordinance 20-039: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE FORCE MAJEURE CLAUSE AND DEFINITIONS IN THE ECONOMIC DEVELOPMENT CONTRACT BETWEEN CITY OF GREENVILLE AND GREENVILLE RETAIL CENTER, LLC, WHICH WAS PREVIOUSLY APPROVED BY THE TIRZ BOARD AND SUBSEQUENTLY APPROVED BY THE CITY COUNCIL ON MAY 21, 2019, AND ATTACHED TO ORDINANCE NO. 19-023; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- D. Consideration and action on an ordinance authorizing a purchase of a 3000 GPM Indoor Pumping System with Enclosures for the Greenville Industrial Park water storage tank with Pierce Pump an FCX Performance Company, for a fixed price of \$380,000 (*Press Tompkins, Public Works Director*)

Councilmember Turner moved, Mayor Pro Tem Ransom seconded for the enactment of Ordinance 20-040: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PURCHASE OF A 3000 GPM INDOOR PUMPING SYSTEM WITH ENCLOSURES FOR THE GREENVILLE INDUSTRIAL PARK WATER STORAGE TANK WITH PIERCE PUMP; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- E. Consideration and action on an ordinance authorizing a Unit Price Construction Contract with Tri-Con Services, Inc. for the construction of the 2019 GO Bond Street Project; Stonewall Street Reconstruction (*Press Tompkins, Public Works Director*)

Larry Ellis and Paul Park spoke during Public Testimony.

Councilmember Money moved, Councilmember Gotcher moved for the enactment of Ordinance 20-041: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, OF ROWLETT TEXAS, FOR THE CONSTRUCTION OF THE 2019 GO BOND STREET PROJECT – STONEWALL STREET RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority 6-1 vote with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmember Atkins, Turner, Gotcher, and Money voting “for” and Councilmember Dean voting “against”.

8. Resolutions

- A. Consideration and action on a resolution amending City Council Meeting Rules and Procedures (*Councilmembers Gotcher and Turner and Mayor Dreiling*)

James Evans and Paul Park spoke during Public Testimony.

Mayor Pro Tem Ransom moved, Mayor Dreiling seconded for the adoption of amended City Council Meeting Rules and Procedures. Motion fails by 3-4 vote with Mayor Dreiling, Mayor Pro-Tem, and Councilmember Money voting “for” and Councilmembers Atkins, Turner, Gotcher, and Dean voting “against”.

- B. Consideration and action on a resolution of the City of Greenville, Texas, directing the City Manager to continue to take appropriate measures to contain and prevent the spread of COVID-19 for the health, safety, and welfare of the community and its citizens (*City Council*)

Councilmember Turner moved, Councilmember Dean seconded for the enactment of Resolution 20-48: **A RESOLUTION OF THE CITY OF GREENVILLE, TEXAS, DIRECTING THE CITY MANAGER TO CONTINUE TO TAKE APPROPRIATE MEASURES TO CONTAIN AND PREVENT THE SPREAD OF COVID-19 FOR THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND ITS CITIZENS; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – June 23, 2020; Special Meeting June 29, 2020
- B. Ordinance accepting a five-year Bank Depository Services Agreement with Chase Bank (*Talia Willner, Administrative Services/Finance Director*)

Ordinance 20-042: **AN ORDINANCE ACCEPTING THE PROPOSAL AND AWARDING THE CONTRACT FOR BANK DEPOSITORY SERVICES FOR THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

- C. Resolution approving the TMPA Fiscal Year 2021 Generation Budget (*Summer Spurlock, City Manager*)

Resolution 20-49: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE APPROVING THE TMPA FISCAL YEAR 2021 GENERATION BUDGET; AND PROVIDING AN EFFECTIVE DATE.

- D. Resolution to approve bids received on tax resale properties from Riverside (East) Homebuilders LTD for 2215 Anderson, 1507 Clark, 107 Ellis, 3308 Logan, 2009 Mill, 3202 Pace, and 2922 Speedway (*Summer Spurlock, City Manager*)

Resolution 20-50: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2215 ANDERSON ST AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-51: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1507 CLARK ST AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-52: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 107 ELLIS AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-53: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 3308 LOGAN AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-54: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2009 MILL AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-55: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 3202 PACE AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-56: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 2922 SPEEDWAY AND PROVIDING AN EFFECTIVE DATE.

- E. Resolution to approve bids received on tax resale property from Alejandro Flores for 1805 Gordon and 1820 Gordon (*Summer Spurlock City Manager*)

Resolution 20-57: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1805 GORDON STREET AND PROVIDING AN EFFECTIVE DATE.

Resolution 20-58: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1820 GORDON STREET AND PROVIDING AN EFFECTIVE DATE.

- F. Resolution to approve bid received on tax resale property from Massoud Baniani for 1005 Jones (*Summer Spurlock, City Manager*)

Resolution 20-59: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 1005 JONES STREET AND PROVIDING AN EFFECTIVE DATE.

- G. Resolution designating Talia Willner as employee to calculate the no-new revenue tax rate and the voter approval rate in accordance with the Texas Tax Code (*Summer Spurlock, City Manager*)

Resolution 20-60: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DESIGNATING TALIA WILLNER AS EMPLOYEE TO CALCULATE THE NO-NEW REVENUE TAX RATE AND THE VOTER APPROVAL RATE IN ACCORDANCE WITH THE TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.

- H. Resolution authorizing the submission of application for Coronavirus Emergency Supplement Funding (CESF) and acceptance of the payment of funds (*Scott Smith, Police Chief*)

Resolution 20-61: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A NEW APPLICATION FOR CORONAVIRUS EMERGENCY SUPPLEMENT FUNDING (CESF) PROGRAM AND ACCEPTANCE OF THE PAYMENT OF FUNDS; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS AND TAKE ACTIONS TO FACILITATE SUCH ACCEPTANCE; AND PROVIDING 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

No reports.

11. City Council Discussion/Proposed Agenda Items

Councilmember Dean would like a Work Session item for information about the Civil Service Commission.

12. Board and Commission Minutes

Greenville Board of Development Minutes from February 18, 2020
Main Street Advisory Board Minutes from December 9, 2019

13. Executive Session

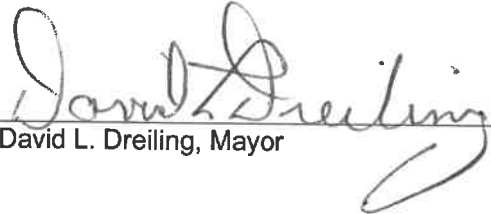
The City Council convened into Executive Session at 7:32 under the following:

- A. **Texas Government Code Sections 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. **Texas Government Code Section 418.183(f):** Meeting regarding COVID-19 disaster response with hospital personnel pursuant to the Texas Disaster Act: 'A governmental body

subject to Chapter 551 is not required to conduct an open meeting to deliberate information to which this section applies.

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

Upon reconvening into Open Session at 8:00 p.m. and being no further business, the City Council Meeting adjourned at 8:00 p.m. by unanimous consent of the City Council.



David L. Dreiling, Mayor

ATTEST:



Carole V. Kuykendall, City Secretary