

Fletcher Warren Civic Center  
5501 Highway Business 69 South

**City Council**  
David L. Dreiling, Mayor

Place 1 Jerry Ransom, Mayor Pro Tem	Place 2 Al Atkins	Place 3 John Turner/Kristen Washington
Place 4 Holly Gotcher/Tim Kruse	Place 5 Brent Money	Place 6 Cedric Dean

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### Regular Session Minutes

#### 1. Call to Order

Mayor Dreiling called the meeting to order at 6:00 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Gotcher, Money, and Dean were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Turner was absent due to being quarantined because of COVID-19 exposure.

#### 2. Invocation

Pastor Edward Hawkins from Goodwill Baptist Church gave the invocation.

#### 3. Pledge of Allegiance

Mayor David Dreiling led the Pledge of Allegiance.

#### 4. Presentations

##### A. OATH OF OFFICE

1. Place 3 – Kristen Washington
2. Place 4 – Tim Kruse

Kristen Washington (Place 3) and Tim Kruse (Place 4) were seated at this time as Councilmember Gotcher left the dias.

- ##### B. Introduction of Newly Promoted Captain Huddleston, Lieutenant Robertson, and Sergeant Carper (*Scott Smith, Police Chief*)

Police Chief Scott Smith introduced the aforementioned.

- ##### C. Recognition of Greg Sims (*Jerry Ransom, Mayor Pro Tem*)

Mayor Pro Tem Ransom requested the following be included in the official minutes:

“Companies and Jobs Recruited Since 2016

Industrial and Manufacturing New Recruitment:

- International Grain and Cereal - 75 Jobs and Estimated \$30 Million Cap Ex

- Rhino Linings - 90 Jobs and \$20 Million Cap Ex
- Chelsea Building Products - 65 Jobs and \$5 Million Cap Ex
- NCH Corporation - 75 Jobs and \$40 Million Cap Ex
- Lawson Products (formerly Partsmaster) - 70 Jobs and \$10 Million Cap Ex
- Sabert Corporation - 125 Jobs initially - up to 400 Jobs - \$90 Million Cap Ex
- Sphero - 60 Jobs and \$3 Million Cap Ex
- North Texas Cold Storage - 40 Jobs and \$25 Million Cap Ex
- Polara - 65 Jobs and \$6 Million Cap Ex
- Flip Manufacturing -15 Jobs and \$2 Million Cap Ex

**Business Retention Projects:**

- Solvay Expansion 2018 - \$10 Million Cap Ex - Retained 375 Jobs and up to 15 new
- Solvay Expansion 2019 - \$10 Million Cap Ex - Retained 375 Jobs and up to 10 New
- WestRock Expansion 2019 - \$12 Million Cap Ex - Retained 125 Jobs and up to 12 New
- Masonite Expansion 2017 - Retained 300 Jobs and up to 30 New

**Retail Recruitment Projects:**

- Academy Sports and Outdoors - \$6 Million Real Property Value
- Hobby Lobby - \$5 Million Real Property Value
- Wal-Mart Neighborhood Market - \$4 Million Real Property Value
- Snuffer's - \$2 Million Real Property Value
- El Phoenix - \$1.7 Million Real Property Value
- Mall Re -Development - \$12 Million Real Property Value
- Mary of Pudding Hill - (downtown)
- Mac's American Grill - (downtown)
- Emerald Ballroom - (downtown)

**Tourism:**

- Bob Will's Fiddle Festival and Contest (7 Years)
- Farmer's Market Fiddlin' Fair

**Totals:**

- Total Capital Expenditures to Greenville: \$293.7 Million
- Total New and Retained Jobs: 1,245
- Sales Tax Increase: Over 28%

With 293.7 Million Capital Investment over the past 5 years, and GBOD's \$1Million budget. For every \$1.00 spent on Economic Development, Greenville sees a \$58.74 cent return. Not to mention the increase in Sales Tax Revenue for the City from Retail Recruitment efforts.”

**5. Citizens to be Heard**

No citizens spoke.

**6. Public Hearings**

- A. Consideration and action on an ordinance approving a request for a zoning change from Commercial to Single Family Attached on property located at 4616 Lee Street (*Steve Methven, Director of Community Development*)

Councilmember Dean moved, Councilmember Atkins seconded for the enactment of Ordinance 20-089: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM COMMERCIAL ZONING DISTRICT TO SINGLE FAMILY-ATTACHED ZONING DISTRICT; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER NOVEMBER 17, 2020.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance approving a request for a zoning change from Single Family-Two to Single Family-Three on property located at 3300 Polk Street (*Steve Methven, Director of Community Development*)

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the enactment of Ordinance 20-090: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM SINGLE FAMILY-TWO ZONING DISTRICT TO SINGLE FAMILY-THREE ZONING DISTRICT; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER NOVEMBER 17, 2020.** Motion carried by unanimous vote of the City Council.

- C. Public hearing, consideration and action on an ordinance authorizing a FY 2020-2021 budget amendment to use fund balance from the Sanitation Fund to fund a proposed rate increase for solid waste collection, disposal, and recycling services (*Summer Spurlock, City Manager*)

Public Testimony: Bettye Monday

Councilmember Atkins moved, Councilmember Money seconded for the enactment of Ordinance 20-091: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A FISCAL YEAR 2020-2021 BUDGET AMENDMENT TO USE FUND BALANCE FROM THE SANITATION FUND TO FUND A RATE INCREASE FOR SOLID WASTE COLLECTION, DISPOSAL, AND RECYCLING SERVICES; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

## 7. Ordinances

- A. Consideration and action on an ordinance authorizing the City Manager to enter into a new Payment in Lieu of Taxes (PILOT) Agreement with GEUS; rescinding prior Payment in Lieu of Taxes (PILOT) Agreement (*Summer Spurlock, City Manager*)

Mayor Pro Tem Ransom moved, Councilmember Money seconded for the enactment of Ordinance 20-092: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, REPEALING PREVIOUS PILOTS WITH GEUS AND AUTHORIZING A NEW AGREEMENT WITH GEUS FOR PAYMENT IN LIEU OF TAXES (PILOT); AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a purchase from QTpod Petroleum Company for a Terminal Unit providing an upgraded interface to the Self-Serve Fuel Tank and facilitate the transition to newer technology (*Ty Helton, Airport Manager*)

Councilmember Atkins moved, Mayor Pro Tem Ransom second for the enactment of Ordinance 20-093: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PURCHASE FROM QTPOD PETROLEUM COMPANY FOR A TERMINAL UNIT PROVIDING AN UPGRADED INTERFACE TO THE SELF-SERVE FUEL TANK; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on an ordinance authorizing the lease of four new Servers with Storage Array (*Talia Willner, Administrative Services/ Finance Director*)

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the enactment of Ordinance 20-094: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE LEASE OF FOUR (4) NEW SERVERS WITH STORAGE ARRAY; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- D. Consideration and action on an ordinance authorizing the purchase Unmanned Aerial Systems (Drone) equipment using state seizure funds and TIFMAS funds (*Jeremy Powell, Fire Chief, Scott Smith, Police Chief*)

Public Testimony: Dr. Mead, Drea Wilkerson

Councilmember Money moved, Councilmember Atkins seconded for the enactment of Ordinance 20-095: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS; AUTHORIZING THE PURCHASE OF UNMANNED AERIAL SYSTEMS (DRONE) EQUIPMENT USING STATE SEIZURE FUNDS AND TIFMAS FUNDS; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

The City Council convened at this time into Executive Session at 7:15 p.m. and reconvened into Open Session at 8:12 p.m.

## 8. Resolutions

- A. Consideration and action on a resolution naming a Mayor Pro Tem (*City Council*)

Councilmember Atkins moved, Councilmember Money seconded for the adoption of Resolution 20-84: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ELECTING A MAYOR PRO TEMPORE; AND SETTING AN EFFECTIVE DATE.** Motion carried by majority 6-1 vote with Mayor Dreiling and Councilmembers Atkins, Washington, Kruse, Money, and Dean voting "for" and Mayor Pro Tem Ransom "abstaining".

- B. Consideration and action on a resolution approving City Council Sub-Committee Assignments (*City Council*)

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the adoption of Resolution 20-85: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING CITY COUNCIL SUB-COMMITTEE ASSIGNMENTS; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution appointing/reappointing persons to the Greenville Board of Development and naming a Chairman (*City Council*)

Mayor Pro Tem Ransom, Councilmember Washington moved for the adoption of Resolution 20-86: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/ REAPPOINTING MEMBERS TO PLACES 4 AND 5 TO THE BOARD OF DEVELOPMENT; NAMING A CHAIRMAN; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- D. Consideration and action on a resolution appointing/reappointing persons to the TIRZ Board (*City Council*)

Councilmember Atkins moved, Councilmember Dean seconded for the enactment of Resolution 20-87: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING/REAPPOINTING MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) BOARD IN PLACES 2, 3, AND 4; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

**9. Consent Calendar**

- A. City Council Meeting Minutes – October 27, 2020
- B. Resolution approving the City of Greenville's Annual Investment Policy (*Talia Willner, Administrative Services/Finance Director*)

Resolution 20-88: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING CHANGES TO THE INVESTMENT POLICY OF THE CITY OF GREENVILLE FINANCIAL POLICIES; AND PROVIDING THAT THIS RESOLUTION SHALL TAKE EFFECT AND BE IN FULL FORCE IMMEDIATELY UPON ITS PASSAGE AND APPROVAL.**

- C. Resolution approving Greenville Police Department Reserve Officer Cheryl Jean Crawford to carry issued weapons and act as a commissioned peace officer Greenville's Police Department (*Scott Smith, Police Chief*)

Resolution 20-89: **A RESOLUTION APPROVING GREENVILLE POLICE DEPARTMENT RESERVE OFFICER CHERYL JEAN CRAWFORD TO CARRY ISSUED WEAPONS AND ACT AS A COMMISSIONED PEACE OFFICER FOR THE CITY OF GREENVILLE POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.**

- D. Consideration and action on a resolution amending Guidelines and Criteria for Reinvestment Zones for purposes of Tax Abatement (*Daniel Ray, City Attorney*)

Resolution 20-90: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING GUIDELINES AND CRITERIA FOR REINVESTMENT ZONES FOR PURPOSES OF TAX ABATEMENT; AND SETTING AN EFFECTIVE DATE.**

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

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

COVID-19 Update – No changes from the Governor and no changes to City operations.

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

**12. Board and Commission Minutes**

**13. Executive Session**


**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: *Traders Road; PD28 Amendment; John L. Horn Memorial Parkway, Annexation of Right-of-Way*

B. **Section 551.074:** - Meeting involving the appointment of a public officer or employee: *Municipal Judge*

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

15. **Adjourn**

Being no further business, the City Council meeting was adjourned by unanimous consent of the City Council at 8:28 p.m.

  
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David L. Dreiling, Mayor

ATTEST:

  
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Carole V. Kuykendall, City Secretary