

Fletcher Warren Civic Center  
5501 Business Highway 69 South  
Greenville, TX 75402

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

Place 1 Jerry Ransom, Mayor Pro Tem  
Place 4 Tim Kruse

Place 2 Al Atkins  
Place 5 Brent Money

Place 3 Kristen Washington  
Place 6 Cedric Dean

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### Work Session Minutes

#### 1. Call to Order

Mayor Dreiling called the Work Session to order at 4:08 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Kruse (Zoom), Money, and Dean were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray (Zoom), and City Secretary Carole Kuykendall. Councilmember Washington arrived at 4:17 p.m.

#### 2. Items to be Discussed

- A. Street Improvement Program (*Transportation Sub-Committee: Mayor Pro Tem Ransom, Councilmember Atkins, and Councilmember Dean*)

City of Greenville has 180 miles of roads. Total reconstruction cost per mile for residential roads is approximately \$1.0 million and total reconstruction cost per mile for collector roads is approximately \$3.0 million. This includes water, sanitary sewer, storm sewer, drainage (curb & gutter), concrete street, and sidewalks and driveway approaches.

Discussed possibility of proposing a bond referendum for public improvements in the amount of \$50 million. This amount would have the potential to complete 13 miles of collector roads and 11 miles of residential roads. One mile of residential road is equivalent to an average of ten (10) street blocks of roadway.

Bonds could be sold in three tranches: \$20 million (Series 2022), \$15 million (Series 2023), and \$15 million (Series 2024). Because of the City's declining debt structure, the City's Interest and Sinking (I&S) tax rate could decline in Fiscal Year 2023.

#### 3. Items on the Regular Agenda of January 26, 2021

#### 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 4:53 p.m.

#### 5. Adjourn

Upon reconvening into Open Session at 6:03 p.m., the Work Session was adjourned by unanimous consent of the City Council.

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

Mayor Dreiling called the Regular Session to order at 6:09 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Washington, Kruse (Zoom), Money, and Dean were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray (Zoom), and City Secretary Carole Kuykendall.

**2. Invocation**

Pastor Tyler Inglett from Family Fellowship gave the invocation.

**3. Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

**4. Presentations**

No presentations.

**5. Citizens to be Heard**

John Turner, Ilia Powell, Dave Powell.

**6. Public Hearings**

- A. Consideration and action on an ordinance authorizing a FY 2020-2021 budget amendment for the Grant Match/L-3Harris for crushed concrete by Big City Crushed Concrete; and approving a proposal for crushed concrete by Big City Crushed Concrete (*Press Tompkins, Public Works Director*)

Public Testimony: John Kelso

Mayor Pro Tem Ransom moved, Councilmember Kruse seconded for the enactment of Ordinance 21-008: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A FISCAL YEAR 2020-2021 BUDGET AMENDMENT FOR FUNDS IN THE GRANT MATCH/L-3 HARRIS MATCHING FUND FOR CRUSHED CONCRETE BY BIG CITY CRUSHED CONCRETE; AND APPROVING THE PROPOSAL FOR CRUSHED CONCRETE WITH BIG CITY CRUSHED CONCRETE FOR USE BY THE STREET AND WATER DIVISIONS; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 5023 Wesley Street (*Steve Methven, Community Development Director*)

Councilmember Washington moved, Councilmember Atkins seconded for the enactment of Ordinance 21-009: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT TO ALLOW PRE-PACKAGED LIQUOR RETAIL SALES ON PROPERTY LOCATED AT 5023 WESLEY STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE**

**EFFECTIVE FROM AND AFTER JANUARY 26, 2021.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on an ordinance authorizing a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 2506 Wellington Street (*Steve Methven, Community Development Director*)

Councilmember Atkins moved to disapprove, Councilmember Dean seconded. Motion carried by majority 6-1 vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Atkins Washington, Kruse, and Dean voting “for” disapproval and Councilmember Money “abstaining”.

## 7. Ordinances

- A. Consideration and action of an ordinance of the City Council of the City of Greenville, Texas, ordering a General Election for the purpose of electing members of the Greenville City Council in Places 5, 6, and 7 (Mayor) on the City Council; ordering a Special Election for an unexpired term in Place 1; designating May 1, 2021 as the date of the Election; designating June 12, 2021, as run-off date if necessary; authorizing a joint election contract; and providing for an effective date (*City Council*)

Councilmember Money moved, Councilmember Washington seconded for the enactment of Ordinance 21-010: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ORDERING A GENERAL ELECTION FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO PLACES 5, 6, & 7 (MAYOR) ON THE CITY; A SPECIAL ELECTION FOR THE PURPOSE OF ELECTING A COUNCILMEMBER TO PLACE 1; DESIGNATING MAY 1, 2021, AS THE DATE OF THE GENERAL AND SPECIAL ELECTION; DESIGNATING JUNE 12, 2021, AS RUN-OFF DATE IF NECESSARY; AUTHORIZING A JOINT ELECTION CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE. (UNA ORDENANZA DEL CONSEJO MUNICIPAL DE LA CIUDAD DE GREENVILLE, TEXAS, CONVOCANDO UNA ELECCIÓN GENERAL CON EL PROPÓSITO DE ELEGIR A LOS CONCEJALES A LOS LUGARES 5, 6 Y 7 (ALCALDE) EN LA CIUDAD; CONVOCANDO UNA ELECCIÓN ESPECIAL CON EL PROPÓSITO DE ELEGIR UN CONCEJAL AL LUGAR 1; DECLARANDO EL 1 DE MAYO DE 2021 LA FECHA DE LA ELECCIÓN GENERAL Y ESPECIAL; DECLARANDO EL 12 DE JUNIO DE 2021 LA FECHA DE UNA ELECCION DE SEGUNDA VUELTA, SI FUESE NECESARIA; AUTORIZANDO UN CONTRATO PARA ELECCIONES CONJUNTAS; Y ESTIPULANDO UNA FECHA DE ENTRADA EN VIGOR.)** Motion carried by unanimous vote of the City Council.

## 8. Resolutions

- A. Consideration and action on a resolution 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 (*Summer Spurlock, City Manager*)

Mayor Pro Tem Ransom moved, Councilmember Dean seconded for the adoption of Resolution 21-03 **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 – January 12, 2021

- B. Ordinance authorizing the replacement of sections of the Municipal Building Roof (*Talia Willner, Administrative Services/Finance Director*)

**Ordinance 21-011: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DECLARING AN EMERGENCY AND MAKING IT ESSENTIAL AND NECESSARY TO FOREGO THE FORMAL BIDDING PROCESS IN RELATION TO WORK DONE ON THE MUNICIPAL BUILDING ROOF; AND PROVIDING AN EFFECTIVE DATE.**

- C. Ordinance authorizing a purchase of a Transfer Pump for the Water Treatment Plant (*Press Tompkins, Public Works Director*)

**Ordinance 21-012: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DECLARING A SOLE SOURCE PURCHASE FOR ONE TRANSFER PUMP FOR THE WATER TREATMENT PLANT WITH PIERCE PUMP; AND PROVIDING AN EFFECTIVE DATE.**

- D. Ordinance authorizing a purchase of two Paco Horizontal Split Case Pumps for the Water Treatment Plant (*Press Tompkins, Public Works Director*)

**Ordinance 21-013: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DECLARING A SOLE SOURCE PURCHASE FOR TWO (2) PACO HORIZONTAL SPLIT CASE PUMPS FOR THE WATER TREATMENT PLANT WITH PIERCE PUMP; AND PROVIDING AN EFFECTIVE DATE.**

- E. Ordinance authorizing the City Attorney to enter on behalf of the City, an agreement with Jeffrey L. Moore with Brown & Hofmeister L. L. P. (*Daniel W. Ray, City Attorney*)

**Ordinance 21-014: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE CITY ATTORNEY TO ENTER ON BEHALF OF THE CITY, AN AGREEMENT WITH JEFFREY L. MOORE WITH BROWN & HOFMEISTER L.L.P. FOR PROFESSIONAL SERVICES IN REGARD TO ECONOMIC COUNSEL; AND PROVIDING AN EFFECTIVE DATE.**

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

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

December Financials (*Talia Willner, Administrative Services/Finance Director*)

GBOD Quarterly Financials (*Greg Sims, CEO/President Greenville Board of Development*)

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

Councilmember Dean - signage

#### **12. Board and Commission Minutes**

Greenville Board of Development December 15, 2020 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

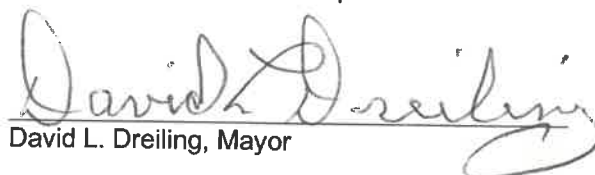
contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas: *Traders Road; PD28 Amendment; John L. Horn Memorial Parkway, Annexation of Right-of-Way; Homeless Transportation Issues; 1216 I-30/United Housing Building*

- 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, Lodge, TakeAway, Ash, Tide, Blue Phoenix, Bob Pole, Picasso, LIV-LAP, Bubble, Ice Water, Brady Bunch, E. Phoenix, Sesame Street, Style, OB, Compressed Carbon, Offroad, Ship, Raptor 2020, Jedi Force, Paradise, Window, Rose, Chase, Maple Branch, Encore, Beale, Sundance, Rowboat, Renaissance, Driveway, QK Relocation, Neowise Arrow, UHT-BM, Shuttle Loom, Jackson, Decker
- 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, Lodge, TakeAway, Ash, Tide, Blue Phoenix, Bob Pole, Picasso, LIV-LAP, Bubble, Ice Water, Brady Bunch, E. Phoenix, Sesame Street, Style, OB, Compressed Carbon, Offroad, Ship, Raptor 2020, Jedi Force, Paradise, Window, Rose, Chase, Maple Branch, Encore, Beale, Sundance, Rowboat, Renaissance, Driveway, QK Relocation, Neowise Arrow, UHT-BM, Shuttle Loom, Jackson, Decker, EDC Properties


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

15. **Adjourn**

Being no further business, the City Council adjourned by unanimous consent at 6:52 p.m.

  
David L. Dreiling, Mayor

ATTEST:

  
Carole V. Kuykendall, City Secretary