

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

Work Session Minutes

1. Call to Order

Mayor Dreiling called the work session to order at 4:34 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Washington, and Dean were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Money arrived at 5:20 p.m. and Councilmember Kruse arrived at 5:35 p.m.

2. Items to be Discussed

A. FY 20-21 Project Update (*Summer Spurlock, City Manager*)

2021 Street Improvement Program
Stonewall and Sayle Street Reconstruction
Roy Warren Expansion
Industrial Drive Expansion
Ed Rutherford Drive Reconstruction
Drainage Improvement
Water Treatment Plant Chemical Storage Building
Southside Water Treatment Plant
Water Treatment Plant Filter Rehabilitation
Jack Hammer Attachment for Backhoe
2020 John Deere Skidsteer
2020 John Deere Mini Excavator
SportsPark Shade Structures
Airport Erosion and Drainage Project

Zip Lines (Graham Park and Oak Creek Park)
Downtown Historical Figures
Municipal Auditorium Roof Replacement
Comprehensive Plan
Roadway, Water, and Wastewater Impact Fees
Bethel Lift Station Improvements
Spare Blower/Motor WW Treatment Plant
Fleet Management Replacement Program
HVAC Replacements (9 Units)
Computer, Monitor & Server Replacements
Fire Truck Pay as You Go
Animal Control Kennel Replacements
Bedroom Furniture/Lockers for Fire Stations
General Aviation Ramp, Taxiway Extension

B. 2019-2020 Comprehensive Annual Financial Report (*Talia Willner, Director of Administrative Services/Finance*)

Item postponed until April 27, 2021.

3. Items on the Regular Agenda of March 23, 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 5:06 p.m.

5. Adjourn

The City Council reconvened into Open Session at 5:55 p.m. and being no further business, adjourned the Work Session at 5:55 p.m.

Regular Session Minutes

1. Call to Order

Mayor Dreiling called the regular meeting to order at 6:00 p.m. and noted for the record that Mayor Pro Tem Ransom and Councilmembers Atkins, Washington, Kruse, Money, and Dean were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. Invocation

Councilmember Brent Money, Place 5, 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, John Kelso, Ilia Powell, Paul Park, Terry Thomas

6. Public Hearings

- A. Consideration and action on an ordinance approving a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 1220 Interstate I-30 (*Steve Methven, Community Development Director*)

Authorized Agent: Austin Luce

Councilmember Money moved, Councilmember Washington seconded for the enactment of Ordinance 21-022: **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 1220 INTERSTATE HIGHWAY 30; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MARCH 23, 2021.** Motion passed by unanimous vote of the City Council.

- B. Consideration and action on an ordinance approving a change in zoning from Agricultural to Single Family-Three on property located at 11701 Hallmark (*Steve Methven, Community Development Director*)

Applicant's Representative: David Kalhoefer

Public Hearing: John Kelso, David Ayers

Mayor Pro Tem Ransom moved, Councilmember Money seconded for the enactment of Ordinance 21-023: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM AGRICULTURAL ZONING DISTRICT TO SINGLE-FAMILY THREE ZONING DISTRICT LOCATED AT 11701 HALLMARK STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MARCH 23, 2021.** Motion passed by 6-1 majority vote of the City Council with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Atkins, Washington, Kruse, and Money voting "for" and Councilmember Dean voting "against".

- C. Consideration and action on an ordinance approving a Conditional Use Permit (Auto Shop and Retail Sales) on property located at 5900 Wesley Street (*Steve Methven, Community Development Director*)

Applicant: Gilberto Solis

Public Hearing: Paul Park

Councilmember Money moved with the condition of enhancing the building area, Councilmember Dean seconded for the enactment of Ordinance 21-024: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT (AUTOMOTIVE SHOP AND RETAIL SALES) ON PROPERTY LOCATED AT 5900 WESLEY STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MARCH 23, 2021.** Motion passed by unanimous vote of the City Council.

- D. Consideration and action on an ordinance approving a change in zoning from Agricultural to Planned Development Multi-Family on property located at 3904 FM1570(*Steve Methven, Community Development Director*)

Wildcatter Representatives: Ted Murphy, Brad Williams

Public Hearing: John Kelso, Dennis Carpenter, Christy Rios, Jesus Rios

Councilmember Money moved, Councilmember Washington seconded for the enactment of Ordinance 21-025: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A PLANNED DEVELOPMENT NO. 29 FOR A PROPOSED MULTI-FAMILY DEVELOPMENT TO BE CONSTRUCTED ON AN 18.09-ACRE TRACT OF LAND LOCATED AT 3904 FM 1570; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MARCH 23, 2021.** Motion passed by unanimous vote of the City Council.

7. Ordinances

- A. Consideration and action on an ordinance authorizing the use of FY20-21 Street Improvement Project funds for the emergency repair for sections of the north end of Roy Warren Parkway (*Press Tompkins, Public Works Director*)

Public Testimony: John Kelso

Councilmember Atkins moved, Councilmember Washington seconded for the enactment of Ordinance 21-026: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, DECLARING AN EMERGENCY AND MAKING IT ESSENTIAL AND NECESSARY TO FOREGO THE BIDDING PROCESS IN RELATION TO IMMEDIATE WORK ON ROY WARREN PARKWAY FOR THE**

COLLAPSED ROADWAY FOR THE RETENTION OF NECESSARY CONTRACTORS TO REMEDIATE THE ROAD; AND SETTING AN EFFECTIVE DATE. Motion passed by unanimous vote of the City Council.

8. Resolutions

- A. Consideration and action on a resolution by the City Council of the City of Greenville, Texas, relating to the "City of Greenville, Texas Electric System Revenue Subordinate Lien Taxable Floating Rate Notes Taxable Series 2021" approving the ordinance of the Board of Trustees of the Greenville Electric Utility System authorizing the issuance of such notes and resolving other matters incident and related to the issuance of such notes (*Alicia Hooks, GEUS General Manager*)

Councilmember Kruse moved, Councilmember Dean seconded for the adoption of Resolution 21-10: **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, RELATING TO THE "CITY OF GREENVILLE, TEXAS ELECTRIC SYSTEM REVENUE SUBORDINATE LIEN TAXABLE FLOATING RATE NOTES SERIES 2021" APPROVING THE ORDINANCE OF THE BOARD OF TRUSTEES OF THE GREENVILLE ELECTRIC UTILITY SYSTEM AUTHORIZING THE ISSUANCE OF SUCH NOTES AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH NOTES.** Motion passed by unanimous vote of the City Council.

- B. Consideration and action on a resolution by the City of Greenville Texas, ("City") regarding the application of ATMOS Energy Corporation – Midtex Division, to increase rates under the gas reliability infrastructure program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities known as the "ATMOS Texas Municipalities;" determining that the meeting at which the resolution was adopted complied with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date (*Summer Spurlock, City Manager*)

Councilmember Ransom moved, Councilmember Dean seconded for the adoption of Resolution 21-11: **A RESOLUTION BY THE CITY OF GREENVILLE, TEXAS, ("CITY") REGARDING THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE "ATMOS TEXAS MUNICIPALITIES;" DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – March 9, 2021

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

10. City Staff/City Council Reports

February 2021 Financials (*Talia Willner, Director of Administrative Services/ Finance Director*)

11. City Council Discussion/Proposed Agenda Items

Councilmember Dean requested bringing back the Spec's sign. The Mayor said it would take three councilmembers to bring this item back.

12. Board and Commission Minutes

Greenville Board of Development Minutes from February 2, 2021

13. Executive Session

The City Council convened into Executive Session at 7:45 p.m.

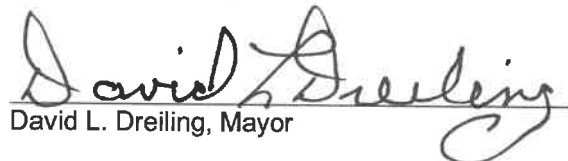
- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas: *Traders Road; PD28 Amendment; TCEQ Update; Memorandum of Understanding with Hunt Regional Memorial District; Water Code and Code of Ordinances Enforcement*
- B. **Section 551.074:** - Meeting involving the evaluation of a public officer or employee: *City Manager, City Attorney, City Secretary*

14. Take action on any item discussed in Executive Session

The City Council reconvened into Open Session at 8:51 p.m. Councilmember Ransom moved, Councilmember Washington seconded to provide for a 5% pay increase for the City Manager and a 5% pay increase for the City Secretary. Motion passed by unanimous vote of the City Council.

15. Adjourn

There being no further discussion, the City Council adjourned at 8:52 p.m. by unanimous consent.


David L. Dreiling, Mayor

ATTEST:


Carole V. Kuykendall, City Secretary