

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 meeting to order at 4:30 p.m. Present were Mayor Pro Tem Ransom and Councilmembers Atkins, Washington, and Dean. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Kruse and Money arrived at 4:34 p.m.

#### 2. Items to be Discussed

A. Annual Comprehensive Financial Report (*Talia Willner, Administrative Services/Finance Director*)

Guadalupe Garcia with Whitley Penn stated the City of Greenville received an unmodified or “clean” opinion which is the highest level of assurance that can be given on a set of financial statements. City management has a reasonable basis for significant judgments and estimates that impact financial statements. There were also no difficulties encountered in dealing with management in performing and completing the audit.

B. Garbage and Recycling Collection (*Robert Tokerud, Waste Connections Site Manager*)

Robert Tokerud said there has been industry-wide discussion of on-going issues in the garbage and recycling business and all cities have been having unusually high amounts of garbage and recycling so trucks can't be pulled from other cities to help out. The City of Greenville has Waste Connections full commitment to pick up trash and recycling as quickly as possible. Employees are working 60-70 hours, six days per week trying to get caught up.

C. Food Truck Permits (*Carla Dorsett, Professional Sanitarian*)

Carla Dorsett stated the City adopts by reference Texas Food Establishment rules which specifies definitions for mobile food units and temporary food establishments.

Mobile Food Units are self-contained food service operations designed to be readily movable and must completely retain mobility, they are required to have a central preparation facility, and must report to such location daily for supplies, cleaning, and servicing operations. There are currently two permitted mobile food units in the City.

Temporary Food Establishment permits are issued for a period of no more than 14 consecutive days in conjunction with a single event or celebration. The current ordinance would need to be amended and definitions would need to be changed for Food Trucks in the City since food trucks do not fall under any of the current definitions or regulations.

D. Sayle Street Racing (*Scott Smith, Police Chief*)

Chief Smith identified three different groups that are meeting around Sayle Street and Kari Lane between 6:00 p.m. and midnight. Most frequent days of these groups gathering in descending order are Saturday, Thursday, Wednesday, Monday, Sunday, Friday, and Tuesday. Over a 12-month period, calls were made via 911 nine (9) times; one (1) radio call was received from the fire department at the SportsPark; and the non-emergency number at the police department was called 21 times.

Group 1 is a collection of big trucks, Group 2 is a variety of sports cars; Group 3 are vehicles with underneath illumination. Some groups can be up to 100 vehicles. No fighting has been reported, and there have been no complaints of trash being left on parking lots. The most common violations found were loud pipes, peeling off (burning rubber), and vehicles leaving an area very fast. The police department has not been contacted by any property owners with any property issues.

E. Reservoir No. 4 and No. 5 Water Supply System (*Press Tompkins, Public Works Director*)

Because of several illegal acts of dumping household items and vehicular problems surrounding the City's reservoir's and potentially affecting the City's drinking water system, gates were erected to protect this invaluable water source.

These gates in no way prohibit the public's ability to continue to fish in the reservoirs; it limits vehicular traffic.

**3. Items on the Regular Agenda of April 27, 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 5:48 p.m.

**5. Adjourn**

Upon reconvening at 6:01 p.m. into Open Session and being no further discussion, the City Council adjourned at 6:01 p.m. by unanimous consent of the City Council.

**Regular Session Minutes**

**1. Call to Order**

Mayor Dreiling called the meeting to order at 6:06 p.m. Present were Mayor Pro Tem Ransom and Councilmembers Atkins, Washington, Kruse, Money, and Dean. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

**2. Invocation**

Pastor Dylan Ragan from Kingston Baptist Church gave the invocation.

**3. Pledge of Allegiance**

Mayor Dreiling led the Pledge of Allegiance.

**4. Presentations**

Tribute to Robert Rhone (*Summer Spurlock, City Manager*)

Summer Spurlock recognized Robert Rhone, a much loved former City of Greenville employee and good friend to employees at the City of Greenville. Robert died after a brief illness with COVID-19.

**5. Citizens to be Heard**

John Clark, J.W. Reeves, Kevin Waldroup, Ronald Waldroup, James Waldroup, Joyce Dreiling, and Deidre Mead.

**6. Public Hearings**

- A. Consideration and action on a request for a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 8110 Wesley (*Letora Anderson, City Planner*)

B.

Applicant: Kareem Hakemy and Shair Hakemy

Public Hearing: Deidre Mead, Larry Ellis, and Ronald Waldroup.

Mayor Pro Tem Ransom moved to postpone this item until May 25, 2021, Councilmember Atkins seconded. Motion carried by 6-1 majority vote with Mayor Dreiling, Mayor Pro Tem Ransom, and Councilmembers Atkins, Washington, Kruse, and Money voting "for" and Councilmember Dean voting "against".

- B. Consideration and action on a request for a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 8118 Wesley Street (*Letora Anderson, City Planner*)

Mayor Pro Tem Ransom moved to postpone this item until May 25, 2021, Councilmember Atkins seconded. Motion carried by 6-1 majority vote 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 a request for a change in zoning from Agricultural to Planned Development Single Family on property located at 8070 Monty Stratton Parkway (*Letora Anderson, City Planner*)

Applicant: Bobby Samuel

Public Hearing: John Kelso

Councilmember Dean moved, Councilmember Atkins seconded for the enactment of Ordinance 21-029: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT SINGLE FAMILY SUBDIVISION ON PROPERTY LOCATED AT MONTY STRATTON PARKWAY; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER APRIL 27, 2021.** Motion carried by unanimous vote of the City Council.

**7. Ordinances**

- A. Consideration and action on an ordinance authorizing approval of a contract with for mowing services (*Brett Quarles, Parks and Recreation Director*)

Councilmember Dean moved, Councilmember Atkins seconded for the enactment of Ordinance 21-030: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING APPROVAL OF A CONTRACT FOR MOWING SERVICES; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

8. Resolutions

9. Consent Calendar

- A. City Council Meeting Minutes – April 13, 2021
- B. Ordinance authorizing final payment to Texas Bit for the 2020 Street Improvement Program (*Press Tompkins, Public Works Director*)

Ordinance 21-031: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS AUTHORIZING THE FINAL PAYMENT OF THE UNIT PRICE CONSTRUCTION CONTRACT WITH TEXAS BIT FOR THE 2020 STREET IMPROVEMENT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.**

- C. Ordinance authorizing final payment to Tri-Con Services for the Stonewall Street Reconstruction project (*Press Tompkins, Public Works Director*)

Ordinance 21-032: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS AUTHORIZING THE FINAL PAYMENT OF THE UNIT PRICE CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, INC., FOR THE STONEWALL STREET RECONSTRUCTION PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

- D. Resolution approving a Memorandum of Understanding between the City of Greenville and Splash Kingdom for swimming lessons (*Brett Quarles, Director of Parks and Recreation*)

Resolution 21-16: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GREENVILLE AND SPLASH KINGDOM; AND PROVIDING AN EFFECTIVE DATE.**

- E. Resolution approving the appointment of Karen Bates to Place 4 and the reappointment of Sue Ann Harting to Place 5 on the GEUS Board of Directors (*City Council*)

Resolution 21-17: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING A MEMBER TO PLACE 4 AND REAPPOINTING A MEMBER TO PLACE 5 ON THE GEUS BOARD OF TRUSTEES; AND ESTABLISHING AN EFFECTIVE DATE.**

- F. Resolution approving the reappointment of Summer Spurlock to the TMPA Board of Directors (*City Council*)

Resolution 21-18: **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 Kruse moved, Councilmember Washington seconded for the adoption of the Consent Calendar. Motion carried by unanimous vote of the City Council.

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

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

Greenville Board of Development 2<sup>nd</sup> Financial Report

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

Councilmember Money: Car Access with Card for Reservoirs or Ability to Allow Vehicular Traffic

Councilmember Atkins: Work Session item on Conditional Use Permits and their Purpose

**12. Board and Commission Minutes**

Planning and Zoning Commission Minutes from January 25, 2021

Greenville Board of Development Minutes from March 16, 2021

Library Advisory Board Minutes from March 16, 2021

**13. Executive Session**

The City Council convened into Executive Session at 7:23 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; Moratorium on Land Use*
- 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, Reorder, Renaissance, Rhubarb, Frost, Lodge, TakeAway, Ash, Bubble, Decker, Offroad, Ship, Window, Maple Branch, Driveway, QK Relocation, UHT-BM, Shuttle Loom, Peary 2, Melt, Orion, Mission, Caravan Star, Electrolyte Tab, Glove Box, Focal Point, Automation, Gena, Cascade Mist, Game Day, NCM Charge, Ragnarock, Greens.
- 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, Reorder, Renaissance, Rhubarb, Frost, Lodge, TakeAway, Ash, Bubble, Decker, Offroad, Ship, Window, Maple Branch, Driveway, QK Relocation, UHT-BM, Shuttle Loom, Peary 2, Melt, Orion, Mission, Caravan Star, Electrolyte Tab, Glove Box, Focal Point, Automation, Gena, Cascade Mist, Game Day, NCM Charge, Ragnarock, Greens, EDC Properties.

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

No action taken.

**15. Adjourn**

Upon reconvening into Open Session at 7:49 p.m. and being no further business, the City Council adjourned at 7:49 by unanimous consent.



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Jerry J. Ransom, Mayor

ATTEST:



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Carole V. Kuykendall, City Secretary