

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

City Council
Jerry J. Ransom, Mayor

Place 1 Run-Off Election
Place 4 Tim Kruse

Place 2 Al Atkins
Place 5 Ben Collins

Place 3 Kristen Washington
Place 6 Kenneth Freeman

Work Session Minutes

1. Call to Order

Mayor Ransom called the meeting to order at 4:17 p.m. and noted for the record that Councilmembers Atkins, Freeman and Collins (Zoom) were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Washington arrived at 4:26 p.m. and Councilmember Kruse arrived at 5:25 p.m.

2. Items to be Discussed

A. GEUS Financial Update (*Erica Contreras, Business Services Director*)

Erica Contreras, Business Services Director with GEUS gave an overview of where GEUS started in FY 2021 and its current position. Ms. Contreras explained how Winter Storm URI impacted GEUS, the financial note to finance the winter storm, current and future projects, and most recent accomplishments. Contreras explained February energy and ancillary services typically have a cost estimate of approximately \$1.3M; however, this February winter storm URI costs were \$19.3M, just to give a comparison as to the impact this storm had on GEUS financially. GEUS did secure \$20M in debt funding to protect long term cost in ERCOT uplift cost as well as to protect their cash flow and bond ratings. The plan to repay this debt is through the delay of accelerated debt payments as well as to forgo future rate increases. Also noted in the presentation was the Street Light Resolution in which new LED streetlights will ultimately replace all streetlights; infrastructure updates – specifically backup control center upgrades and automatic metering integration (AMI) which is currently in process; substation upgrades at the Terrell Road substation. GEUS recently received the Certificate of Excellence award for the 3rd consecutive year. A clean audit report was received this year which is the highest level of compliance in accordance with GAP. Lastly, GEUS will be reporting additional Council updates in November 2021 and May 2022.

B. FY2021-2022 City Council Goals and Objectives (*City Council*)

Mayor Ransom mentioned he has only received goals from one councilmember and is suggesting the Council extend the timeline for submittal through next month. The current years goals have been amended with current suggestions; any other suggestions received will be updated and presented for discussion and approval at the next City Council meeting.

C. FY2021-2022 Department Budget Presentations

1. Police Department (*William Cole, Assistant Police Chief*)

Assistant Police Chief William Cole began his presentation by giving the Council a brief overview of the department structure by presenting the Police Department Organizational Chart. Asst. Chief Cole also gave a snapshot of current police districts and police activity. A map of proposed new districts with additional sectors established and increased police activity was presented, as well as the need for additional

officers needed to implement this plan. Cole explained the current staffing model was implemented in 1992. In addition to staffing needs, goals for this budget would be staff development, update geo-validation, and address the department's equipment needs. Budget priorities mentioned were to attract and retain police officers, increase staff, introduce new patrol staffing model, and incentives of retention of police officers. Additionally, discussed in this presentation was the need to add body worn cameras for the protection of officers.

2. Parks and Recreation Department (*Brett Quarles, Parks and Recreation Director*)

Brett Quarles, Parks and Recreation Director presented the budget for his department. Quarles gave an overview and explained how the City of Greenville's parks compare to the City's peer cities. The presentation explained how Quarles uses the NRPA Performance report to compare parks. The presentation gave a detailed description of the number of current employees. Future needs include ongoing maintenance to the splash pad resurfacing needed every 4-5 years and adding one (1) shade structure per year, as they have a big impact at the SportsPark. Capital requests for this year: Aercore 2000 Aerator at a cost of \$34,935.29; 2400 Precision Cut Triplex Mower at the golf course at a cost of \$34,814.23; another 2400 Precision Cut Triplex Fairway Mowing unit at a cost of \$68,531.42; and shade structure for the maroon field, trash cans, benches which would all be color coordinated at a cost of \$46,117.00. Next capital improvement would be the Graham Park Parking - cost estimate is \$93,400. Then little things that make a big impact: picnic table replacement (9); landscape Reecy Davis; full basketball court at the SportsPark for a total of \$38,800 for these projects. Oak Creek park improvements: a detailed plan was presented, which would be a total cost of approximately \$275,900.00. Other plans include developing existing park space and needs for an indoor athletic facility.

3. Administrative Services (*Talia Willner, Director of Administrative Services/Finance*)

Finance Director Talia Willner presented highlights for Administrative Services which include: Finance Department, Central Services, Fleet Maintenance, Information Technology and Municipal Court. Proposed maintenance / annual continuing maintenance for the 2021/2022 budget year: restroom remodels at Library and the Annex; Library roof analysis for replacement or repair of drainage issues; continue heavy-duty carpet cleaning rotation; AC replacement; and LED parking lot light replacement plan. Fleet maintenance proposals for the year are to track economic replacement point and coordinate annual disposal auction. Willner reported there is a potential for a flat year of progress due to a vehicle shortage per Enterprise.

3. **Items on the Regular Agenda of May 25, 2021**

No items were discussed.

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 adjourned into executive session at 5:30 p.m.

5. **Adjourn**

The City Council reconvened into Open Session at 6:02 p.m., and being no further discussion, the Work Session was adjourned at 6:02 p.m. by unanimous consent of the City Council.

Regular Session Minutes

1. Call to Order

Mayor Ransom called the meeting to order at 6:08 p.m. and noted for the record that Councilmembers Atkins, Washington, Kruse, Collins (Zoom) and Freeman were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. Invocation

Dr. Dewey Davidson of Prairie Valley Church delivered the invocation.

3. Pledge of Allegiance

Mayor Ransom led the Pledge of Allegiance.

4. Presentations

- A. A Memorial Day Proclamation was presented to John Turner of Disabled American Veterans Chapter 81 by City Councilmember Kristen Washington.
- B. Kevin Banks offered a fitting tribute in memory of Dennis Strickland, ardent supporter of the Arts.
- C. Mayor Ransom reported Atmos Energy will delay its Rate Increase until September.

5. Citizens to be Heard

Ricky Nelson, Gaby McGary, Nathan Anderson, Byron Taylor, James Evans, Paul Park, John Turner, John Kelso, Greg Sims.

6. Public Hearings

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

Councilmember Kruse moved to postpone until July 13, Councilmember Atkins seconded. Motion carried by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a change in zoning from Office to Multi-Family on property located at 3600 Caddo Street (*Letora Anderson, City Planner*)

Public Hearing: Larry Crosby, Rebecca Jowers, Kristi Glass, Steve Glass, Brent Money, Chip Millison, Beverly Millison, Melissa Pendergraff, Mattie Robinson, Nancy Turner, Mona Beacham, Byron Taylor, Rick Prettyman, Katie Ridge.

Councilmember Atkins moved to deny the zone change, Councilmember Washington seconded. Motion to deny the zone change failed by majority 4-2 of the City Council with Mayor Ransom and Councilmembers Kruse, Collins, and Freeman voting "against" denying the zone change and Councilmembers Atkins and Washington voting "for" denying the zone change.

Councilmember Collins moved to approve the zone change, Councilmember Kruse seconded for the enactment of Ordinance 21-034: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM OFFICE ZONING TO MULTI-FAMILY ZONING ON PROPERTY LOCATED AT 3600 CADDO STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MAY 25, 2021.** Motion to approve the zone change carried by majority 4-2 vote of the City Council with Mayor Ransom and Councilmembers Kruse, Collins, and Freeman voting "for" the zone change and Councilmembers Atkins and Washington voting "against" the zone change.

- C. Consideration and action on an ordinance authorizing a change in zoning from Agricultural to Planned Development Single Family on property located in the 8300 block of FM1570 (Letora Anderson, City Planner)

Public Hearing: John Kelso, Larry Ellis, Paul Park.

The City Council convened into Executive Session at 8:07 p.m. and reconvened into Open Session at 8:29 p.m.

Councilmember Kruse moved, Councilmember Freeman seconded for the enactment of Ordinance 21-035: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CHANGE IN ZONING FROM AGRICULTURAL ZONING TO PLANNED DEVELOPMENT SINGLE FAMILY SUBDIVISION ON PROPERTY LOCATED IN THE 8300 BLOCK FOR FM1570; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MAY 25, 2021.** Motion carried by unanimous vote of the City Council.

7. Ordinances

- A. Consideration and action on an ordinance amending Sec. A20.03.002 of the Code of Ordinances to align with Greenville Electric Utility System (GEUS) Policy regarding disconnection for nonpayment (*Summer Spurlock, City Manager*)

Councilmember Atkins moved, Councilmember Washington seconded for the enactment of Ordinance 21-036: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING SECTION A20.03.002 OF APPENDIX A FEE SCHEDULE OF THE REVISED CODE OF ORDINANCES, CITY OF GREENVILLE; PROVIDING A REPEALING CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; 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 Core and Main for meters and boxes to be purchased for meter installations (*Press Tompkins, Public Works Director*)

Councilmember Washington moved, Councilmember Kruse seconded for the enactment of Ordinance 21-037: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PURCHASE FROM CORE AND MAIN FOR METERS AND BOXES FOR METER INSTALLATIONS; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. 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; Sayle Street Reconstruction (*Press Tompkins, Public Works Director*)

Councilmember Atkins moved, Councilmember Washington seconded for the enactment of Ordinance 21-038: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A UNIT PRICE CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, INC., OF ROWLETT FOR THE CONSTRUCTION OF THE 2019 GO BOND STREET PROJECT SAYLE STREET RECONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority vote 5-1 of the City Council with Mayor Ransom and Councilmembers Atkins, Washington, Collins, and Freeman voting "for" and Councilmember Kruse voting "against".

8. Resolutions

- A. Consideration and action on a resolution approving or disapproving consent to the inclusion of the City of Greenville's extritorial jurisdiction within the proposed Hunt County Emergency Services District No. 1 (*Daniel Ray, City Attorney*)

Councilmember Atkins moved to disapprove consent, Councilmember Kruse seconded for the adoption of Resolution 21-28: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING OR DISAPPROVING CONSENT TO THE INCLUSION OF THE CITY OF GREENVILLE'S EXTERRITORIAL JURISDICTION WITHIN THE PROPOSED HUNT COUNTY EMERGENCY SERVICES DISTRICT NO. 1; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on a resolution approving FY2021-2022 City Council Goals and Objectives (*City Council*)

Councilmember Washington moved, Councilmember Freeman seconded to postpone this item until June 8, 2021. Motion carried by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – May 11, 2021 Canvass and May 11, 2021 Regular Meeting
- B. Ordinance authorizing final payment with Tri-Con Services, Inc. for the emergency street repair to Roy Warren Parkway (*Press Tompkins, Public Works Director*)

Ordinance 21-039: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS AUTHORIZING FINAL PAYMENT OF THE LUMP SUM PRICE CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, INC. FOR ROY WARREN PARKWAY EMERGENCY REPAIR; AND PROVIDING AN EFFECTIVE DATE.**

- C. Resolution adopting the 2021 Hunt County Hazard Mitigation Action Plan (*Jeremy Powell, Fire Chief*)

Resolution 21-29: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING THE 2021 HUNT COUNTY HAZARD MITIGATION ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.**

- D. Ordinance entering into an agreement with Farmers Electric Cooperative (FEC), and to the extent required, GEUS, for an Encroachment License Agreement (*Daniel Ray, City Attorney*)

Ordinance 21-040: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN AGREEMENT WITH FARMERS ELECTRIC COOPERATIVE (FEC), AND TO THE**

EXTENT REQUIRED, GEUS, FOR AN ENCROACHMENT LICENSE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

10. City Staff/City Council Reports

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

Streets Improvement Update (*City Council Transportation Sub-Committee*)

Roy Warren Extension – all major core streets have underlying utilities and require design time. Have 5-6 months left of design for Roy Warren.

Street Bonds – Committee wants to speed up usage of bonds and sale of bonds to take advantage of low interest rates. Plans are to utilize funds for using and completing project in two years.

11. City Council Discussion/Proposed Agenda Items

Councilmember Washington – Continue discussions on reservoirs.

12. Board and Commission Minutes

Main Street Minutes from December 2, 2020

Planning and Zoning Minutes from March 15, 2021

Greenville Board of Development Minutes from April 20, 2021

13. Executive Session

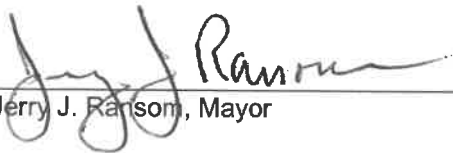
- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas
- B. **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, Mass, Green Data, Ravioli, Black Box, EDC Properties.
- C. **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, Mass, Green Data, Ravioli, Black Box.

14. Take action on any item discussed in Executive Session


15. Adjourn

Being no further business, the Regular Session was adjourned by unanimous consent at 8:55 p.m. of the City Council.



Jerry J. Ransom, Mayor

ATTEST:



Carole V. Kuykendall, City Secretary