

Municipal Building
City Council Chamber
2821 Washington Street
Greenville, TX 75401

City Council
Jerry J. Ransom, Mayor

Place 1 Terry Thomas
Place 4 Tim Kruse

Place 2 Al Atkins, Mayor Pro Tem
Place 5 Ben Collins

Place 3 Kristen Washington
Place 6 Kenneth Freeman

Work Session Minutes

1. Call to Order

Mayor Ransom called the work session to order at 4:30 p.m. and noted for the record that Mayor Pro Tem Atkins and Councilmembers Thomas, Washington, Kruse (Zoom @ 4:35 p.m.), Collins, and Freeman were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. Items to be Discussed

A. Departmental Budget Presentations for FY2021-2022

1. Human Resources (*Sheri Wells, Human Resources Director*)

Director Wells stated the Human Resources office is responsible for the recruitment process, payroll and benefit administration, training and development, risk management, and worker's compensation. As of July 1, 2021, GEUS has 120 employees, and the City of Greenville has 272 employees. Both entities combined have 392 employees with 73% males and 27% females: 0.5% American Indian, 0.5% Asian/Native Hawaiian, 9% Black, 14% Hispanic, and 76% White.

Employees are offered medical, dental, and vision insurance and have Texas Municipal Retirement System (non-Civil Service employees).

Goals for next year include revision of manuals, updated payroll/HRIS system, and develop new processes for hiring, retention, rewards, and recognition.

2. Firefighters' Relief and Retirement Fund (FR&R) (*Talia Willner, Administrative Services/Finance Director*)

Director Willner stated last year the investment return assumption was lowered from 8% to 7.75% and increased City's contribution from 19.3% to 21.3% to ensure the plan is adequately funded and that assumptions are realistic. The Pension Review Board continues to analyze and update assumptions each year as necessary with the goal to reduce the Unfunded Actuarial Accrued Liability as much as possible. As of 12/31/2019, retirees and beneficiaries currently receiving benefits are 66 with active members at 59. Updates are only made every two years, therefore numbers have not changed since last year.

3. Community Development (*Steve Methven, Community Development Director*)

Director Methven stated the Community Development Department is responsible for Planning, Building Permits and Inspections, Code Enforcement, Abatement/Sanitation (Public Health), and Geographic Information Systems (GIS).

So far this year the department has received 267 code enforcement complaints with 2,517 cases. City abatement cases include 2,317 cases year-to-date. 1,220 building permits have been issued in nine months and there have been 4,950 inspections in that same time frame.

Requested for Fiscal Year 2021-2022 are a Code Enforcement Clerk to dissipate the overload of building permits and platting. Plan to continue addressing downtown property maintenance, address property owners about residential property maintenance as well as substandard properties. Finally, the Comprehensive Plan is 90% complete.

B. Items on the Regular Agenda of July 13, 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 convened into Executive session at 5:31 p.m.

5. Adjourn

Upon reconvening into Open Session at 5:58 p.m. and being no further discussion, the Work Session was adjourned by unanimous consent of the City Council at 5:58 p.m.

Regular Session Minutes

1. Call to Order

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

2. Invocation

Minister Kristen Washington, Councilmember Place Three, delivered the invocation.

3. Pledge of Allegiance

Mayor Ransom led the Pledge of Allegiance.

4. Presentations

A. GFOA Distinguished Budget Award (*Summer Spurlock, City Manager*)

City Manager Spurlock stated the City has received the Distinguished Budget Award from the Government Finance Officers Association (GFOA). This award is the top honor that can be bestowed on a city for budgeting.

5. Citizens to be Heard

Wayne Morris, Bettye Mondy.

6. **Public Hearings**

- A. Consideration and action on an ordinance authorizing a request by Wilson Mathew, for approval of a Conditional Use Permit (Pre-Packaged Liquor Retail Sales) on property located at 8118 Wesley Street (*Steve Methven, Community Development Director*)

George Alexander spoke on behalf of the applicant.

Councilmember Collins moved, Councilmember Washington seconded for the enactment of Ordinance 21-050: **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 8118 WESLEY STREET; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER JULY 13, 2021.** Motion passed by unanimous vote of the City Council.

7. **Ordinances**

- A. Consideration and action on an ordinance authorizing Pierce Pump Company to provide and install mechanical, electrical and controls equipment in the Wastewater Treatment Plant for a fixed price of \$246,818.00 (*Press Tompkins, Public Works Director*)

Mayor Pro Tem Atkins moved, Councilmember Washington seconded for the enactment of Ordinance 21-051: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING PIERCE PUMP COMPANY TO PROVIDE AND INSTALL MECHANICAL, ELECTRICAL, AND CONTROLS EQUIPMENT IN THE WASTEWATER TREATMENT PLANT; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- B. Consideration and action on an ordinance authorizing a Construction Contract with Tri-Con Services, Inc., for Drainage Improvement Projects for Egret Lane at Peacock Lane and at Greenville Hardware; and providing for a budget transfer (*Press Tompkins, Public Works Director*)

Councilmember Collins moved, Councilmember Freeman seconded for the enactment of Ordinance 21-052: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, INC., FOR DRAINAGE IMPROVEMENTS FOR EGRET LANE AT PEACOCK LANE AND GREENVILLE HARDWARE; PROVIDING FOR A BUDGET TRANSFER; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

8. **Resolutions**

- A. Consideration and action on a resolution authorizing the Hunt County Appraisal District to retain a surplus of \$11,652.69 from the City of Greenville (*Summer Spurlock, City Manager*)

Public Testimony: John Kelso, James Evans.

Councilmember Washington moved, Councilmember Thomas seconded for the adoption of Resolution 21-35: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THE HUNT COUNTY APPRAISAL DISTRICT TO RETAIN A SURPLUS OF \$11,652.69 FROM THE CITY OF GREENVILLE; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – June 22, 2021 Canvass; June 22, 2021 Regular Meeting; June 29, 2021 Special Meeting
- B. Resolution authorizing an Interlocal Agreement with the North Central Texas Emergency Communications District (NCT9-1-1) for 911 Service (*Summer Spurlock, City Manager*)

Resolution 21-36: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT (NCT9-1-1) FOR 911 SERVICE; AND SETTING AN EFFECTIVE DATE.

- C. Consideration and action on an ordinance selling an unusable portion of land to an abutting landowner (*Daniel Ray, City Attorney*)

Ordinance 21-053: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, SELLING AN UNUSABLE PORTION OF LAND TO ABUTTING LANDOWNER CARLOS WAYNE MAINORD; AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro Tem Atkins 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

Location of Budget Presentations (*Mayor Ransom*)

<https://www.ci.greenville.tx.us/1274/Department-Budget-Requests-FY-21-22>

11. City Council Discussion/Proposed Agenda Items

Councilmember Kruse – compounding problems regarding trash collection services.

Mayor Ransom – work session item on overlay of collector streets relative to traffic patterns; be prepared to discuss budget recommendations at the July 27, 2021, meeting.

12. Board and Commission Minutes

- A. Keep Greenville Beautiful 1st, 2nd, and 3rd Quarter Reports
- B. Audie Murphy/American Cotton Museum Final Report

13. Executive Session

The City Council convened into Executive Session under the following at 6:32 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: *1216 I-30 Real Property; PD-28 Amendment; Walton Development.*

- 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: Diamond, Mass, 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: Diamond, Mass.*

The City Council reconvened into Open Session at 8:27 p.m.

14. Take action on any item discussed in Executive Session


No action taken.

15. Adjourn

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


Jerry J. Ransom, Mayor

ATTEST:


Carole V. Kuykendall, City Secretary