

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

**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 4:40 p.m. and noted for the record that Mayor Pro Tem Atkins and Councilmembers Thomas, Washington, Kruse, Collins, and Freeman were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

Work Session Item B was discussed at this time as there were technical difficulties. Members of the Fiscal Affairs Committee (Ben Collins, Kristen Washington, Jerry Ransom) met and Chairman Collins stated one request was received from Keep Greenville Beautiful and the recommendation from the committee is to budget up to \$15,000 for Keep Greenville Beautiful.

The City Council convened into Executive Session at 4:43 p.m. as technical problems continued and could not start the Proposed Budget Presentation. The City Council reconvened into Open Session at 5:05 p.m. and began the Proposed Budget Presentation.

**2. Items to be Discussed**

A. Fiscal Year 2021-2022 Proposed Budget (*Summer Spurlock, City Manager*)

City Manager Spurlock presented the following:

**Property Taxes 2021-2022**

One cent added to the ad valorem tax rate will generate \$244,530 ALLOWING for protested and frozen values and assuming a 99% collection rate.

2020-2021 (ASSUMING 99%) - \$225,627

	<u>2020-2021</u>	<u>2021-2022</u>	<u>Change</u>
Tax Rate /\$100	\$ 0.615000	\$ 0.612000	-0.49%
No-New-Revenue Rate /\$100	\$ 0.596269	\$ 0.577041	-2.62%
M&O Tax Rate /\$100	\$ 0.386425	\$ 0.351837	-8.95%
I&S Tax Rate /\$100	\$ 0.228575	\$ 0.260163	13.8%

**Proposed Budget FY2021-2022**  
**\$0.612000 Tax Rate**  
**19% Fund Balance Target**

Major Expenditures  
 Bowie Circle Drainage

\$1,200,000



Command Post Vehicle	\$ 264,627
Oak Creek Park Upgrades	\$ 241,920
Emergency Response Vehicles	\$ 70,000
Fire Truck Replacement Fund	\$ 250,000
Non-Civil Service Pay Plan	\$ 105,353
4% Merit Increase	\$ 602,288
Added 6 FT Positions	\$ 532,439
Bonuses	<u>\$ 100,000</u>
Total	\$3,366,627

General Fund-Fund Balance

Beginning Fund Balance	\$ 9,253,789
Proposed Revenues	\$28,538,245
Proposed Expenses	\$31,696,738
Proposed Ending Fund Balance	<b>\$ 6,095,296</b>
Fund Balance Target	\$ 6,022,380
Fund Balance Over Target	\$ 72,916

**Option 1 Changes to FY2021-2022 Proposed Budget**  
**\$0.590000 Tax Rate**  
**19% FB Target**

Property Tax Rate from \$0.612000 to \$0.590000  
 Property Tax Rate Drop of \$0.022  
 Difference in Revenue \$(537,729)

Command Post	\$(264,627)
Oak Creek Park Upgrades	\$(241,920)
Special Event to Rec. Fund	<u>\$ (40,000)</u>
Total	\$(546,547)

General Fund-Fund Balance

Beginning Fund Balance	\$ 9,253,789
Proposed Revenues	\$28,000,516
Proposed Expenses	\$31,150,191
Proposed Ending Fund Balance	<b>\$ 6,104,114</b>
Fund Balance Target	\$ 5,918,536
Fund Balance Over Target	\$ 185,578

	Proposed	Option 1	Change
Tax Rate	\$ 0.612000	\$ 0.590000	\$ (0.022000)
Beginning FB	\$ 9,253,789	\$ 9,253,789	\$ -
Revenues	\$ 28,538,245	\$ 28,000,516	\$ (537,729)
Expenses	\$ 31,696,738	\$ 31,150,191	\$ 546,547
Ending FB	\$ 6,095,296	\$ 6,104,114	-
Target FB	\$ 6,022,380	\$ 5,918,536	\$ 103,844
Over Target FB	\$ 72,916	\$ 185,578	\$ (112,662)

Summary of Option 1:	
Changes in Revenues	\$(537,729)
Changes in Expenses	\$ 546,547



Over FB Target from Proposed	\$(112,662)
FB Target Higher	\$ 103,844
Total Change	\$ 0

**Option 2**  
**Changes to FY2021-2022 Proposed Budget**  
**\$0.612000 Tax Rate**  
**19% FB Target**

4% Merit to 5% Merit	(154,662)
Special Event to Rec. Fund	\$(40,000)
Restroom Remodel	<u>\$(56,109)</u>
Total	\$ 58,553

General Fund-Fund Balance

Beginning Fund Balance	\$ 9,253,789
Proposed Revenues	\$28,538,245
Proposed Expenses	\$31,755,291
Proposed Ending Fund Balance	<b>\$ 6,036,743</b>
Fund Balance Target	\$ 6,033,505
Fund Balance Over Target	\$ 3,238

	Proposed	Option 2	Change
Tax Rate	\$ 0.612000	\$ 0.612000	\$ -
Beginning FB	\$ 9,253,789	\$ 9,253,789	\$ -
Revenues	\$ 28,538,245	\$ 28,538,245	\$ -
Expenses	\$ 31,696,738	\$ 31,755,291	\$ (58,553)
Ending FB	\$ 6,095,296	\$ 6,036,743	-
Target FB	\$ 6,022,380	\$ 6,033,505	\$ (11,125)
Over Target FB	\$ 72,916	\$ 3,238	\$ 69,678

Summary of Option 2

Changes in Expenses	\$(58,553)
Over FB Target from Proposed	\$(11,125)
FB Target Higher	\$ 69,678
Total Change	\$ 0

**Option 3**  
**Changes to FY2021-2022 Proposed Budget**  
**\$0.590000 Tax Rate**  
**19% FB Target**

Property Tax Rate from \$0.612000 to \$0.590000  
Property Tax Rate Drop of \$0.022  
Difference in Revenue \$(537,729)

Command Post	\$(264,627)
Oak Creek Park Upgrades	\$(241,920)
Special Event to Rec. Fund	\$ (40,000)
4% Merit to 5% Merit	<u>\$ 154,662</u>
Total	\$(391,885)

General Fund-Fund Balance

Beginning Fund Balance	\$ 9,253,789
Proposed Revenues	\$28,000,516
Proposed Expenses	\$31,304,853
Proposed Ending Fund Balance	<b>\$ 5,949,452</b>
Fund Balance Target	\$ 5,947,922
Fund Balance Over Target	\$ 1,530

	Proposed	Option 3	Change
Tax Rate	\$ 0.612000	\$ 0.590000	\$ (0.022000)
Beginning FB	\$ 9,253,789	\$ 9,253,789	\$ -
Revenues	\$ 28,538,245	\$ 28,000,516	\$ (537,729)
Expenses	\$ 31,696,738	\$ 31,304,853	\$ 391,885
Ending FB	\$ 6,095,296	\$ 5,949,452	-
Target FB	\$ 6,022,380	\$ 5,947,922	\$ 74,458
Over Target FB	\$ 72,916	\$ 1,530	\$ 71,386

Changes in Revenues	\$(537,729)
Changes in Expenses	\$ 391,885
Over FB Target from Proposed	\$ 71,386
FB Target Higher	\$ 74,458
Total Change	\$ 0

**Requested Items not included in 2021-2022 Proposed Budget**

Brush Truck #4 Replacement	\$ 165,000
Gate Repair	\$ 20,013
Communications Operator	\$ 53,615
Street Maintenance Worker (4)	\$ 223,972
Peterbilt Dump Truck	\$ 153,820
City Works	<u>\$ 75,000</u>
Total	\$ 691,420

**Cost of Options to Homeowner**  
**(\$100,000 Home)**

Budget	Tax Rate	Cost Per Day	Cost Per Month	Cost Per Year	Difference Per Year
Proposed	\$0.0612000	\$1.68	\$51.00	\$612.00	-
Option 1	\$0.0590000	\$1.62	\$49.17	\$590.00	\$22.00
Option 2	\$0.612000	\$1.68	\$51.00	\$612.00	-
Option 3	\$0.590000	\$1.62	\$59.17	\$590.00	\$22.00

The City Council discussed the possibility of lowering the tax rate to \$0.590000, retaining all of the proposed budgeted items including a 5% merit increase, and lowering fund balance to 17%.

- B. Non-Governmental Funding Proposal (*Councilmember Collins (Chair), Councilmember Washington, Mayor Ransom*)

Discussed this item at the beginning of the Work Session.

**3. Items on the Regular Agenda of August 24, 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 5:24 p.m. and reconvened into Open Session at 6:00 p.m.

**5. Adjourn**

There being no further discussion, the City Council adjourned at 6:00 p.m. by unanimous consent of the City Council.

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

Mayor Ransom called the Regular Meeting to order at 6:03 p.m. and noted for the record that Mayor Pro Tem Atkins and Councilmembers Thomas, Washington, Kruse, Collins, and Freeman were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

**2. Invocation**

Pastor Reginald T. Cook, Shiloh Church of God in Christ

**3. Pledge of Allegiance****4. Presentations**

Mayor Ransom read a Patriots Day September 11, 2021, Proclamation and then asked for a moment of silence.

**5. Citizens to be Heard**

James Evans, John Kelso, Reginald Kinchen, Deidre Mead, and Wayne Morris.

**6. Public Hearings****A. Proposed Fiscal Year 2021-2022 Budget**

Public Hearing: James Evans, John Kelso, Abbie Nicholson, Wayne Morris, Larry Ellis, and Deidre Mead.

- B.** Consideration and action on an ordinance approving an amendment to City Ordinances No. 13-022, No. 17-008, and No. 19-014 (collectively Planned Development-28) applicable to approximately 62.85 acres known as Greenville Towne Center to amend the development regulations applicable to an approximately 49.1385-acre tract of land within PD-28; to amend the zoning of an approximately 1.9997-acre tract of land from Light Industrial to PD-28; providing that such tracts of land shall be used in

accordance with the requirements of the comprehensive zoning ordinance and all other applicable ordinances of the city; providing for the incorporation of premises; providing findings; providing zoning amendments; providing that the zoning map shall reflect the PD-28 district; providing a severability clause; providing savings and repealing clauses; providing a penalty not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which a violation occurs or continues; providing for publication and an effective date; and finding and determining that the meeting at which this ordinance was approved was open to the public as required by law *(Steve Methven, Planning and Zoning Director)*

Public Hearing: Larry Ellis, James Evans, Dave Dreiling, Greg Sims, and Frank Stephens.

Councilmember Washington moved to approve the zoning ordinance amending Planned Development 28 as presented and contained in the Council Agenda Packet, Mayor Pro Tem Atkins seconded for the enactment of Ordinance 21-061: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING AN AMENDMENT TO CITY OF GREENVILLE, TEXAS, ORDINANCES NO. 13-022, NO. 17-008, AND NO. 19-014 (COLLECTIVELY PLANNED DEVELOPMENT-28) APPLICABLE TO APPROXIMATELY 62.85 ACRES KNOWN AS GREENVILLE TOWNE CENTER TO AMEND THE DEVELOPMENT REGULATIONS APPLICABLE TO AN APPROXIMATELY 49.1385-ACRE TRACT OF LAND WITHIN PD-28; TO AMEND THE ZONING OF AN APPROXIMATELY 1.9997-ACRE TRACT OF LAND FROM LIGHT INDUSTRIAL TO PD-28; PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING ZONING AMENDMENTS; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PD-28 DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING SAVINGS AND REPEALING CLAUSES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS APPROVED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.** Motion passed by unanimous vote of the City Council.

Councilmember Washington moved to approve the First Amendment to Development Agreement between the City and TIRZ Board and 3 to 1 Greenville TC as presented and contained in the Council Agenda Packet, Councilmember Thomas seconded. Motion passed by unanimous vote of the City Council

Councilmember Washington moved to approve the First Amendment to Economic Development Agreement between the City and 3 to 1 Greenville TC as presented and contained in the Council Agenda Packet, Councilmember Kruse seconded. Motion passed by unanimous vote of the City Council.

## 7. Ordinances

- A. Consideration and action on an ordinance authorizing additional funds for an increase in Banda Construction contract in the amount of \$234,234.00 for street repairs *(Press Tompkins, Public Works Director)*

Mayor Pro Tem Atkins moved, Councilmember Collins seconded for the enactment of Ordinance 21-062: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ADDITIONAL FUNDS TO INCREASE THE CONTRACT WITH BANDA CONSTRUCTION FOR STREET IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.



- B. Consideration and action on an ordinance authorizing a construction contract with Tri-Con Services, Inc. for the awarding of an emergency repair reconstruction to the Beverly Drive Culvert crossing on Bowie Creek (*Press Tompkins, Public Works Director*)

Mayor Pro Tem Atkins moved, Councilmember Washington seconded for the enactment of Ordinance 21-063: **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 ORDER TO AUTHORIZE A CONSTRUCTION CONTRACT WITH TRI-CON SERVICES FOR EMERGENCY REPAIR RECONSTRUCTION TO THE BEVERLY DRIVE CULVERT CROSSING ON BOWIE CREEK; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

A five-minute break was taken at this time.

#### 8. Resolutions

- A. Consideration and action on a resolution approving the 2022 Annual Work Plan for the Greenville Board of Development and the 4A Economic Development Corporation (*Greg Sims, President/CEO Greenville Board of Development*)

Councilmember Thomas moved, Councilmember Kruse seconded for the adoption of Resolution 21-45: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE 2022 ANNUAL WORK PLAN FOR THE GREENVILLE BOARD OF DEVELOPMENT AND THE 4A ECONOMIC DEVELOPMENT CORPORATION; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- B. Consideration and action on a resolution approving the Fiscal Year 2021-2022 Budget for the Greenville Board of Development and the Greenville 4A-EconomicDevelopment Corporation (*Greg Sims, President/CEO Greenville Board of Development*)

Councilmember Thomas moved, Councilmember Washington seconded for the adoption of Resolution 21-46: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE FISCAL YEAR 2021-2022 BUDGET FOR THE GREENVILLE BOARD OF DEVELOPMENT AND THE GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution to the City of Greenville, Texas Electric System Revenue Bond Series 2021 approving the ordinance of the Board of Trustees of the Greenville Electric Utility System authorizing the Issuance of Such Bonds and resolving other matters incident and related to the issuance of such bonds (GEUS General Manager, Alicia Hooks)

Mayor Pro Tem Atkins moved, Councilmember Kruse seconded for the adoption of Resolution 21-47: **Resolution relating to the “City of Greenville, Texas Electric System Revenue Bonds, Series 2021” approving the ordinance of the Board of Trustees of the Greenville Electric Utility System providing for the award of the sale thereof in accordance with specified parameters; and shall take effect and be in full force immediately upon its passage and approval.** Motion Passed by unanimous vote of the City Council.

- D. Consideration and action on a resolution authorizing GEUS to round up 134 active City of Greenville Utility Accounts for participation in their RoundUP Program (*Summer Spurlock, City Manager*)

Councilmember Kruse moved, Councilmember Collins seconded for the adoption of Resolution 21-48: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING GEUS TO ROUNDUP 134 ACTIVE CITY OF GREENVILLE UTILITY ACCOUNTS FOR PARTICIPATION IN THEIR ROUNDUP PROGRAM; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- E. Consideration and action on a resolution nominating a candidate(s) to the Hunt County Appraisal District Board of Directors (*Summer Spurlock, City Manager*)

Councilmember Collins moved to nominate Howard Winans, Mayor Pro Tem Atkins seconded for the adoption of Resolution 21-49: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, NOMINATING A CANDIDATE(S) TO THE HUNT COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- F. Consideration and action on a resolution establishing Criteria for Redistricting of Political Boundaries (*Daniel Ray, City Attorney*)

Mayor Ransom postponed until September 28, 2021.

- G. Consideration and action on a resolution appointing members to a Citizens Advisory Committee to assist the Greenville City Council on redistricting of the City of Greenville's Political Boundaries (*Daniel Ray, City Attorney*)

Mayor Ransom postponed until September 28, 2021.

- H. Consideration and action on a resolution appointing members to a Downtown Vision 2022 Steering Committee (*Jerry Ransom, Mayor*)

Councilmember Washington moved, Councilmember Thomas seconded for the adoption of Resolution 21-50: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING MEMBERS TO A DOWNTOWN VISION 2022 STEERING COMMITTEE; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council.

- I. Consideration and action on a resolution appointing members to an Impact Fee Advisory Committee (*Jerry Ransom, Mayor*)

Councilmember Kruse moved, Councilmember Washington seconded for the adoption of Resolution 21-51: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING MEMBERS TO THE IMPACT FEE ADVISORY COMMITTEE; AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

## 9. Consent Calendar

- A. City Council Meeting Minutes – August 10, 2021
- B. Resolution rescinding Resolution 21-22 and authorizing a new Advanced Funding Agreement with TxDOT and Hunt County for bridge replacement (*Press Tompkins, Public Works Director*)



Resolution 21-52: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE RESCINDING RESOLUTION 21-22 AND AUTHORIZING A NEW ADVANCE FUNDING AGREEMENT WITH TXDOT AND HUNT COUNTY FOR BRIDGE (CULVERT) REPLACEMENT AT FARBER CREEK ON SHELBY AVENUE; AND PROVIDING AN EFFECTIVE DATE.**

- C. Ordinance awarding a bid to Mission Critical Partners for the Implementation Phase of Radio System and related scope of work (*Jeremy Powell, Fire Chief*)

Ordinance 21-065: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH MISSION CRITICAL PARTNERS FOR CONSULTING SERVICES FOR SYSTEM REQUEST FOR PROPOSAL DEVELOPMENT, VENDOR PROPOSAL EVALUATIONS, AND CONTRACT NEGOTIATIONS FOR RADIO SYSTEM PROCUREMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Pro Tem Atkins 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**

- A. July Financials (*Talia Willner, Administrative Services/Finance Director*)

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

No proposed items.

**12. Board and Commission Minutes**

- A. Greenville Board of Development Minutes for July 13, 2021, and Special Meeting August 5, 2021
- B. Drug Free Greenville Bi-Annual Report

**13. Executive Session**

- A. In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will recess into Executive Session (closed meeting) to discuss the following:
- a) § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding: i.) Separation of Police Officers
- b) §551.074: Conduct an executive session as authorized by Texas Government Code, Section 551.074(a) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee: Police Officers
- B. **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: 1216 I-30 Real Property; PD-28 Amendment;  
*Litigation Update*

14. **Reconvene Into Open Session** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters.

Councilmember Collins moved to approve the separation agreements for Police Officers Edward Redd and Ryan Moeder as presented and discussed in Executive Session, Councilmember Washington seconded. Motion passed by unanimous vote of the City Council.

15. **Adjourn**


Being no further business, the City Council adjourned the meeting at 7:46 p.m. by unanimous consent of the City Council.



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Jerry J. Ransom, Mayor

ATTEST:



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Carole V. Kuykendall, City Secretary