

Fletcher Warren Civic Center
5501 Business Highway 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 5:00 p.m. and noted for the record that Mayor Pro Tem Atkins and Councilmembers Thomas, Kruse, and Freeman were present. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Collins arrived at 5:04 p.m. Councilmember Washington was absent.

2. Items to be Discussed

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

Mayor Ransom said he would like to see an adopted tax rate of \$0.589000.

3. Items on the Regular Agenda of September 14, 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 5:04 p.m. The City Council reconvened into Open Session at 5:31 p.m.

5. Adjourn

Being no further business, the City Council adjourned the Work Session at 5:31 by unanimous consent of the City Council present.

Regular Session Minutes

1. Call to Order

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

2. Invocation

Councilmember Ben Collins delivered the invocation in the absence of Pastor Ed Petreaca.

3. Pledge of Allegiance

Mayor Ransom led the Pledge of Allegiance.

4. Presentations

No presentations.

5. Citizens to be Heard

Wayne Morris; James Evans

6. Public Hearings

- A. Public Hearing on 2021-2022 Proposed Budget and consideration and action on an ordinance adopting a budget and fee schedule changes for the ensuing fiscal year beginning October 1, 2021, and ending September 30, 2022, in accordance with the Charter of the City of Greenville; appropriating the various amounts thereof; repealing all ordinances or parts of ordinances in conflict therewith; providing for public hearings; providing for publication of this ordinance; and providing for an effective date hereof (*Talia Willner, Administrative Services/Finance Director*)

No one spoke for the Public Hearing.

Mayor Pro Tem Atkins moved, Councilmember Kruse seconded for the enactment of Ordinance 21-065: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF GREENVILLE; APPROPRIATING THE VARIOUS AMOUNTS THERETO; AUTHORIZING REVISIONS TO APPENDIX A OF THE REVISED CODE OF ORDINANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS ORDINANCE; AND PROVIDING THAT THIS SHALL BE EFFECT ON OCTOBER 1, 2021.** Motion passed by unanimous vote of the City Council present.

- B. Consideration and action authorizing the ratification of the Fiscal Year 2021-2022 Budget that does raise more Property Taxes than the Fiscal Year 2020-2021 Budget (*Talia Willner, Administrative Services/Finance Director*)

No one spoke for the Public Hearing.

Mayor Pro Tem Atkins moved, Councilmember Thomas seconded for the ratification of the Fiscal Year 2021-2022 Budget. Motion passed by unanimous vote of the City Council present.

- C. Public Hearing on the Proposed Tax Rate and consideration and action authorizing the enactment of an ordinance adopting a 2021 Tax Rate for Fiscal Year 2021-2022 that will exceed the lower of the voter-approval tax rate or the no-new-revenue tax rate and record the vote (*Talia Willner, Administrative Services/Finance Director*)

Public Hearing: Former Mayor David Dreiling; James Evans; Byron Taylor

Mayor Pro Tem Atkins stated "I move that the property tax rate be increased by the adoption of a tax rate of \$0.589000 which is effectively a 3.75% increase in the tax rate", Councilmember Freeman seconded for the enactment of Ordinance 21-066: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**

GREENVILLE, TEXAS, ADOPTING A 2021 TAX RATE FOR FISCAL YEAR 2021-2022 THAT WILL EXCEED THE LOWER OF THE VOTER-APPROVAL TAX RATE OR THE NO-NEW-REVENUE TAX RATE AND RECORD THE VOTE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Motion passed by unanimous vote of the City Council present.

7. Ordinances

- A. Consideration and action on an ordinance authorizing the issuance and sale of City of Greenville, Texas General Obligation Bonds, Series 2021, in the aggregate principal amount of not to exceed \$54,500,000; levying a tax in payment thereof; prescribing the form of said bonds; approving execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter; enacting other provisions relating thereto; and becoming effective after passage (*Summer Spurlock, City Manager*)

Councilmember Thomas moved, Councilmember Kruse seconded for the enactment of Ordinance 21-067: **AN ORDINANCE OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF GREENVILLE, TEXAS GENERAL OBLIGATION BONDS, SERIES 2021, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$54,500,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID BONDS; APPROVING EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; APPROVING A BOND COUNSEL ENGAGEMENT LETTER; ENACTING OTHER PROVISIONS RELATING THERETO; AND BECOMING EFFECTIVE AFTER PASSAGE.** Motion passed by unanimous vote of the City Council present.

- B. Consideration and action on an ordinance authorizing the issuance and sale of City of Greenville, Texas Combination Tax and Revenue Certificates of Obligation, Series 2021, in the aggregate principal amount of not to exceed \$67,625,000; levying a tax in payment thereof; prescribing the form of said certificates; approving execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter; enacting other provisions relating thereto; and becoming effective after passage (*Summer Spurlock, City Manager*)

Mayor Pro Tem Atkins moved, Councilmember Thomas seconded for the enactment of Ordinance 21-068: **AN ORDINANCE OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF GREENVILLE, TEXAS GENERAL OBLIGATION BONDS, SERIES 2021, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$67,625,000.00; LEVYING A TAX IN PAYMENT THEREOF; PRESCRIBING THE FORM OF SAID BONDS; APPROVING EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; APPROVING A BOND COUNSEL ENGAGEMENT LETTER; ENACTING OTHER PROVISIONS RELATING THERETO; AND BECOMING EFFECTIVE AFTER PASSAGE.** Motion passed by unanimous vote of the City Council present.

- C. Consideration and action on an ordinance authorizing an emergency purchase of a new Raw Water Intake Vertical Turbine Pump for Lake Tawakoni Pump Station from Machining and Valve Automation Services LLC., for a fixed price of \$276,574.55 (*Press Tompkins, Public Works Director*)

Councilmember Collins moved, Councilmember Thomas seconded for the enactment of Ordinance 21-069: **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 PURCHASE A NEW RAW WATER INTAKE VERTICAL TURBINE PUMP FOR LAKE TAWAKONI PUMP STATION FROM MACHINING AND VALVE AUTOMATIONS SERVICES, LLC.; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

- D. Consideration and action on an ordinance authorizing an emergency purchase of 30" PVC pipe and associated valves and fittings for the Water Treatment Plant from Machining and Valve Automation Services LLC., for a fixed price of \$228,824.10 (*Press Tompkins, Public Works Director*)

Councilmember Kruse moved, Mayor Pro Tem Atkins seconded for the enactment of Ordinance 21-070: **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 PURCHASE 30 INCH PVC PIPE AND ASSOCIATED VALVES AND FITTINGS FOR THE WATER TREATMENT PLANT FROM MACHINING AND VALVE AUTOMATIONS SERVICES, LLC.; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

- E. Consideration and action on an ordinance authorizing an emergency purchase of two (2) Storm Water Drain Vertical Turbine Pumps from Machining and Valve Automation Services LLC., for a fixed price of \$234,720.00 (*Press Tompkins, Public Works Director*)

Councilmember Thomas moved, Councilmember Freeman seconded for the enactment of Ordinance 21-071: **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 PURCHASE TWO STORM WATER DRAIN VERTICAL TURBINE PUMPS FOR THE WATER TREATMENT PLANT FROM MACHINING AND VALVE AUTOMATIONS SERVICES, LLC.; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

8. Resolutions

- A. Consideration and action on a resolution adopting a Pistol Enhancement Transition Program with use of Seizure Funds (*Will Cole, Assistant Police Chief*)

Councilmember Collins moved, Councilmember Thomas seconded for the adoption of Resolution 21-53: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS; AUTHORIZING THE USE OF SEIZURE FUNDS FOR A PISTOL ENHANCEMENT TRANSITION PROGRAM FOR THE POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

- B. Consideration and action on resolutions appointing/reappointing members to the following Boards and Commissions (*City Council*):

1. Library Advisory Board

Councilmember Collins moved to appoint Angela Owens, Councilmember Thomas seconded for the adoption of Resolution 21-54: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING A MEMBER TO THE LIBRARY ADVISORY BOARD TO SERVE IN PLACE 7; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

2. Planning and Zoning Commission

Councilmember Collins moved to appoint Dr. Jack Ammons, Mayor Pro Tem Atkins seconded for the adoption of Resolution 21-55: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING A MEMBER TO PLACE 9 ON THE PLANNING AND ZONING COMMISSION TO FILL AN UNEXPIRED TERM; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

3. Substandard Structures Rehabilitation Board

Councilmember Collins moved to appoint Loren T. Saxton, Councilmember Thomas seconded for the adoption of Resolution 21-56: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING A MEMBER TO SERVE IN PLACE 4 ON THE SUBSTANDARD STRUCTURES REHABILITATION BOARD; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

4. Tourism and Convention Advisory Board

Councilmember Collins moved to appoint Patty Donaho, Melissa Pendergraft, and Darla Henry, Councilmember Thomas seconded for the adoption of Resolution 21-57: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPOINTING MEMBERS TO THE TOURISM AND CONVENTION ADVISORY BOARD TO SERVE IN PLACES 1, 2, AND 3; AND SETTING AN EFFECTIVE DATE.** Motion passed by unanimous vote of the City Council present.

9. Consent Calendar

- A. City Council Meeting Minutes – August 24, 2021
- B. Ordinance authorizing final payment to Tri-Con Services, Inc. for Drainage Improvement Projects (*Press Tompkins, Public Works Director*)

Ordinance 21-072: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS AUTHORIZING FINAL PAYMENT WITH TRI-CON SERVICES, INC. FOR DRAINAGE IMPROVEMENTS AT EGRET LANE AT PEACOCK LANE AND GREENVILLE HARDWARE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Pro Tem Atkins moved, Councilmember Kruse seconded for the adoption of the consent Calendar. Motion passed by unanimous vote of the City Council.

10. City Staff/City Council Reports

- A. Review and discuss TDA Section 3 Presentation as required by Texas Department of Agriculture for Community Development Block Grants (*Gary Traylor and Associates*)

Presentation included in the City Council Packet for review of the following:

The City of Greenville recently received the following grant award:

- Grant Contract No. 7219032
- Award Amount: \$562,500.00
- Project: Street Improvements

The grant is funded through the Community Development Block Grant via U.S. Department of Housing and Urban Development and Texas Department of Agriculture

As a condition of funding, the City must comply with Section 3 of the Housing and Urban Development Act of 1968. To the greatest extent feasible, Grant Recipients must direct economic opportunities generated by CDBG funds to low- and very low-income persons.

In part, this means ensuring that:

- Section 3 Businesses have the information to submit a bid or proposal for the project; and

- Section 3 Workers have information about any available job opportunities related to the project.

For precise definitions, see TxCDBG Policy Issuance 20-01

A company may qualify as a Section 3 Business if:

- it is owned by low-income persons;
- it is owned by Section 8-Assisted housing residents; or
- 75% of all labor hours for the business in a 3-month period are performed by Section 3 Workers

Register at:

- HUD's Section 3 website: <https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness>

This project is expected to include the following contracting opportunities:

- Grant Administration services (previously selected)
- Engineering Services (previously selected)
- Prime Contractor for street improvements
- Subcontractors – pending

You may qualify as a Section 3 Worker if:

- Your annual income is below the county threshold for your family size:
- You are a current or recent Youthbuild participant

Register your information and search for opportunities at:

- WorkInTexas.gov
- HUD's Section 3 Opportunity Portal <https://hudapps.hud.gov/OpportunityPortal/>

Section 3 Workers that reside near the project location may also qualify as Targeted Section 3 Workers.

The City will track all hours worked on the project based on the three categories of workers.
This will require collection of certain income information.

TxCDBG Policy Issuance 20-01

[REVISED Policy Issuance 20-01 Section 3 v1.pdf \(texasagriculture.gov\)](#)

24 CFR Part 75

[Electronic Code of Federal Regulations \(eCFR\)](#)

11. City Council Discussion/Proposed Agenda Items

None.

12. Board and Commission Minutes

None.

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: *1216 I-30 Real Property*

14. Take action on any item discussed in Executive Session

No action taken.

15. Adjourn

There being no further business, the City Council adjourned at 6:41 p.m. by unanimous consent of the City Council present.



Jerry J. Ransom, Mayor

ATTEST:



Carole V. Kuykendall, City Secretary