

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 5:04 p.m. Present were Mayor Pro Tem Atkins and Councilmembers Thomas, Kruse, Collins, and Freeman. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall. Councilmember Washington arrived at 5:14 p.m.

2. Items to be Discussed

No discussion.

3. Items on the Regular Agenda of October 26, 2021

No discussion.

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 5:08 p.m. Councilmember Washington arrived at 5:14 p.m.

5. Adjourn

The City Council reconvened into Open Session at 5:36 p.m. and being no further discussion, adjourned the Work Session at 5:36 p.m.

Regular Session Meeting

1. Call to Order

Mayor Ransom called the Regular Session to order at 6:02 p.m. Present were Mayor Pro Tem Atkins and Councilmembers Thomas, Washington, Kruse, Collins, and Freeman. Also present were City Manager Summer Spurlock, City Attorney Daniel Ray, and City Secretary Carole Kuykendall.

2. Invocation

Mathew Middleton, in the absence of Pastor Charlie Nasser from Top Rail Cowboy Church, gave the invocation.

3. Pledge of Allegiance

Mayor Ransom led the Pledge of Allegiance.

4. Presentations

A National Principal's Week Proclamation was presented to Dr. Brant Perry, High School Principal.

5. Citizens to be Heard

Andrés Hernandez, John Turner, James Evans.

6. Public Hearings

- A. Consideration and action on an ordinance approving a Conditional Use Permit (Travel Center/Truck Stop) on property located at 3000 I-30 East (*Steve Methven, Community Development Director*)

Public Hearing: John Redd, Charles Meador, Jim Dewey, Richard King, Paul Park

Councilmember Collins moved, Mayor Pro Tem Atkins seconded for the enactment of Ordinance 21-092: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT (TRAVEL CENTER/TRUCK STOP) ON PROPERTY LOCATED AT 3000 INTERSTATE 30 EAST; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER OCTOBER 26, 2021.** Motion passed by majority 6-1 vote of the City Council with Mayor Ransom, Mayor Pro Tem Atkins, and Councilmembers Thomas, Kruse, Collins, and Freeman voting "for" and Councilmember Washington voting "against".

- B. Consideration and action on a resolution indicating intent to participate in Tax Abatement with 5500 Industrial Drive Greenville Texas LLC pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Public Hearing: Paul Park

Mayor Pro Tem Atkins moved, Councilmember Washington seconded for the adoption of Resolution 21-64: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, INDICATING INTENT TO PARTICIPATE IN TAX ABATEMENT WITH 5500 INDUSTRIAL DRIVE GREENVILLE TEXAS LLC., PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- C. Consideration and action on a resolution indicating intent to participate in Tax Abatement with North Texas Cold Storage pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Mayor Pro Tem Atkins moved, Councilmember Thomas seconded for the adoption of Resolution 21-65: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, INDICATING INTENT TO PARTICIPATE IN TAX ABATEMENT WITH NORTH TEXAS COLD STORAGE PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

7. Ordinances

- A. Consideration and action on an ordinance approving funding to the Senior Center Resources and Public Transit (*City Council Fiscal Affairs Committee*)

Councilmember Thomas moved, Councilmember Washington seconded for the enactment of Ordinance 21-093: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF GREENVILLE AND SENIOR CENTER RESOURCES AND PUBLIC TRANSIT (SCRPT); AND SETTING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

8. Resolutions

- A. Resolution approving a Tax Abatement Agreement with 5500 Industrial Drive Greenville Texas LLC pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Councilmember Thomas moved, Councilmember Kruse seconded for the adoption of Resolution 21-66: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A TAX ABATEMENT AGREEMENT WITH 5500 INDUSTRIAL DRIVE; PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Resolution approving a Tax Abatement Agreement with North Texas Cold Storage pursuant to Section 312.002 of the Texas Tax Code (*Greg Sims, President/CEO Greenville Board of Development*)

Councilmember Washington moved, Councilmember Thomas seconded for the adoption of Resolution 21-67: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A TAX ABATEMENT AGREEMENT WITH NORTH TEXAS COLD STORAGE; PURSUANT TO SECTION 312.002 OF THE TEXAS TAX CODE; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Consent Calendar

- A. City Council Meeting Minutes – October 14, 2021
- B. Cancel November 23, 2021, and December 28, 2021, City Council Meetings
- C. Ordinance authorizing final payment to Tri-Con Services, Inc. for an emergency repair reconstruction to the Beverly Drive Culvert Crossing on Bowie Creek (*Press Tompkins, Public Works Director*)

Ordinance 21-094: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS AUTHORIZING FINAL PAYMENT OF THE LUMP SUM CONSTRUCTION CONTRACT WITH TRI-CON SERVICES, INC., FOR EMERGENCY REPAIR RECONSTRUCTION TO THE BEVERLY DRIVE CULVERT CROSSING ON BOWIE CREEK; AND PROVIDING AN EFFECTIVE DATE.**

- D. Consider a resolution authorizing participation in the U.S. Fixed Income Trust Investment Pools and Designating Authorized Representatives (Texas FIT) (*G.P. Ippolito, Administrative Services/Finance Director*)

Resolution 21-68: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING PARTICIPATION IN THE U.S. FIXED INCOME TRUST INVESTMENT POOLS AND DESIGNATING AUTHORIZED REPRESENTATIVES; AND PROVIDING AN EFFECTIVE DATE.

- E. Resolution to approve a bid received on tax resale property from Massoud Baniani for a lot located at 6104 Live Oak Street (*Summer Spurlock, City Manager*)

Resolution 21-69: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE OFFER TO PURCHASE PROPERTY AT 6104 LIVE OAK STREET AND PROVIDING AN EFFECTIVE DATE.

Councilmember Thomas 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. September Financials (*GP Ippolito, Administrative Services/Finance Director*)

Requested to try and have an enhanced breakdown of sales tax.

- B. Monthly Status Report (*Summer Spurlock, City Manager*)

11. City Council Discussion/Proposed Agenda Items

Councilmember Washington – Boom Mower Report

Mayor Pro Tem Atkins – Update on Comprehensive Plan and how Downtown Committee will interface with that.

Councilmember Thomas – Civil Air Patrol Presentation

12. Board and Commission Minutes

Library Board Minutes from May 18, 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: 1216 I-30 Real Property; City Wide Development Update; Walton Development

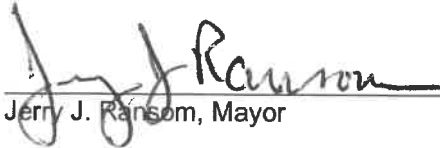
The City Council convened into Executive Session at 7:21 p.m. and reconvened into Open Session at 7:58 p.m.

14. Take action on any item discussed in Executive Session

No action taken.

15. Adjourn

Being no further business, the City Council adjourned at 7:58 p.m. by unanimous consent of the City Council.



Jerry J. Ransom, Mayor

ATTEST:



Carole V. Kuykendall, City Secretary