



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

Jerry Ransom - Mayor	Place 7
Terry Thomas - Mayor Pro Term	Place 1
T.J. Goss	Place 2
Philip R. Spencer	Place 3
Tim Kruse	Place 4
Ben Collins	Place 5
Kenneth Freeman	Place 6

Regular Session Agenda
04/22/2025
6:00 PM

1. Call to Order

2. Invocation

A. Pastor Charlie Nasser - Top Rail Cowboy Church

3. Pledge of Allegiance

4. Presentations

A. Arbor Day Proclamation - Keep Greenville Beautiful, Jennifer Pittsinger (*Mayor Ransom*)

5. Citizens to be Heard

Citizens to be Heard are invited to address the Council on topics not already scheduled for a Public Hearing or listed on the agenda. Present your completed "Citizen's Comment Card" to the City Secretary prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. The City Council cannot act on items not listed on the agenda in accordance with the Texas Open Meetings Act. Concerns will be addressed by City Staff; they may be placed on a future agenda or addressed by some other course of response. At the microphone, please first state your name and address.

6. Public Hearings

- A. Hold a Public Hearing to discuss and consider a request by Naveen Khammampati for a change in zoning from an Agricultural District to Single Family-3 District on the Johnson Lindley Tract 25 located at 1402 Commerce Drive and take any action necessary. (*Letora Anderson, City Planner*)
- B. Hold a Public Hearing to discuss and consider a request by Peter Dewil for a designation in zoning to a Light Industrial District on newly annexed property in the 1000 Block of Walter Grady Drive and take any action necessary. (*Letora Anderson, City Planner*)
- C. Hold a Public Hearing to discuss and consider a request by Miles Mathieu for a change in zoning from Agricultural Zoning to Commercial Zoning on 6.259 acres and Neighborhood Services Zoning on 2.79 acres located at 8080 Monty Stratton Parkway and take any action necessary. (*Letora Anderson, City Planner*)

- D. Hold a Public Hearing to discuss and consider a request by Sam Mohamed for a Conditional Use Permit (VAPE STORE) in a General Retail Zoning District located at 5019 Wesley Street and action necessary. *(Letora Anderson, City Planner)*

Public Testimony

Public Testimony occurs when citizens are invited to address the Council on topics already on the agenda. Speakers will be invited to speak at the time of Council discussion for the item. Present your completed "Citizen's Comment Card" to the City Secretary prior to the meeting. Speakers are limited to 2 minutes for each agenda item.

7. Ordinances

8. Resolutions

- A. Consideration and action on a resolution authorizing the purchase and installation of Neptune Advanced Metering Infrastructure (AMI) meters, cellular gateways, towers, office software, collection equipment, and maintenance services. *(Jon Herbert, Utility Superintendent)*
- B. Consideration and action on a resolution authorizing an agreement with HRchitect to rebuild and re-implement the UKG Ready HRIS and Payroll system. *(Euriah Brown, Director of Human Resources)*
- C. Consideration and action on a resolution approving the sale of certain transmission system assets by the Texas Municipal Power Agency (TMPA). *(Summer Spurlock, City Manager)*

9. Consent Calendar

- A. City Council Meeting Minutes - April 8, 2025
- B. Resolution reappointing a member to serve on the Texas Municipal Power Agency Board of Directors. *(Mayor Ransom)*
- C. Consideration and action on a resolution authorizing payment for the LIFTOFF Microsoft Office 365 License Renewal. *(GP Ippolito, Director of Administrative Services/Finance)*
- D. Resolution appointing a member to Place 1 on the GEUS Board of Trustees. *(City Council)*

10. City Staff/City Council Reports

- A. Financial Reports - February 2025 *(GP Ippolito, Director of Finance/Administrative Services)*
- B. Monthly Status Report - March 2025 *(Summer Spurlock, City Manager)*

11. City Council Discussion/Proposed Agenda Items

(Council members may discuss items on the agenda or suggest items for future agendas. Proposed agenda items may only be discussed by Councilmembers if the Councilmembers do so for proposing that those items be placed on a future agenda). Items not appearing on the agenda may not be deliberated and no votes may be taken during this portion of the agenda. In response to comments from the public, Council may seek a statement of specific factual information or a recitation of existing policy from City Staff pursuant to Section 551.042 of the Texas Open Meetings Act).

12. Board and Commission Minutes

- A. Greenville Board of Development minutes - March 13, 2025

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: *1215 I-30 Real Property; 1216 I-30 Real Property; 5103 I-30 Real Property; 5000 I-30 Nuisance Abatement; Public Improvements Real Property Purchases and Eminent Domain; Development study Multi-use facility; Wolf Creek MUD/MMD Legislation; TCEQ Permit Number WQ0016464001; Altura Annexation; Nuisance Abatement suit on 1906 Stanford; ; Walton Development; Bracewell Law Firm retention bond financing review; Greenville Housing Authority; Airport Hangar Lease; Real Property Appraisal.*

Section 551.074: Meeting involving the evaluation of a public officer or employee: *City Manager, City Attorney, City Secretary, City Judge.*

14. Take action on any item discussed in Executive Session

15. Adjourn

Notice: If you plan to attend this public meeting and you have a disability that requires special arrangements or if you need an interpreter, please call 903-457-3121 (voice) or 1-800-735-2988 (TDD) or e-mail coldacre@ci.greenville.tx.us at least 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly”.

Posting Certification

I certify that this notice of the City Council Meeting was posted on the City Hall bulletin board of the City of Greenville, Texas. Posted in accordance with the Texas Government Code, Chapter 551.

Carla Oldacre, City Secretary