



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

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

Regular Session Agenda
October 14, 2025
6:00 PM

1. Call to Order

2. Invocation

A. Reverend Phillip M. Dukes - Crestview Christian Church

3. Pledge of Allegiance

4. Presentations

A. Greenville ISD Bond Support - (*Mayor Ransom*)

B. Greenville ISD ACE Program, "Lights on After School" (*Mayor Ransom*)

C. Proclamation of recognition: 6181 NAACP Greenville Texas Branch, President Phillip M. Dukes - (*Mayor Ransom*)

D. Administer Oath of Office to recently promoted Police Department Employees (*Chris Smith, Police Chief*)

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

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

- A. Consideration and action of an ordinance authorizing a proposed rate increase for solid waste collection, disposal, and recycling services, as well as a rate increase for customers to be included in the current FY26 Budget (*Summer Spurlock, City Manager*)
- B. Consideration and action on an ordinance amending the rules for the sale and consumption of alcoholic beverages on City property. (*Daniel Ray, City Attorney*)
- C. Consideration and action on an ordinance amending Chapter 8 and Chapter 13 of the Code of Ordinances to ensure consistency with state law regarding food establishment regulations. (*Daniel Ray, City Attorney*)

8. Resolutions

- A. Consideration and action on a resolution authorizing change order #12 with AP Gulf States in the amount of \$168,083.64. (*Brett Quarles, Director of Parks and Recreation*)
- B. Consideration and action on a resolution selecting a candidate for the Texas Municipal League (TML) Region 13 Director from the nominees presented on the Official Ballot received. (*Mayor Jerry J. Ransom*)
- C. Consideration and action on a resolution approving a Master Agreement for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and administration services with P3 Works, LLC. (*Summer Spurlock, City Manager*)

9. Consent Calendar

- A. City Council Meeting Minutes - September 23, 2025
- B. Cancel November 25, 2025, and December 23, 2025, City Council meetings.
- C. Resolution approving the annual contract for the purchase of Ammonia from Airgas for use by the Water Treatment Plant (*Chris Harris, Public Works Director*)
- D. Resolution approving the annual contract for street sign materials with Centerline Supply for use by the Traffic Division. (*Chris Harris, Public Works Director*)
- E. Resolution approving an annual contract for the purchase of Liquid Cationic Polyelectrolyte (Polymer) from Polydyne Inc., for use by Wastewater Reclamation. (*Chris Harris, Public Works Director*)
- F. Resolution approving an annual contract for the purchase of Liquid Cationic Polyelectrolyte (Polymer) from Polydyne Inc., for use by Water Treatment. (*Chris Harris, Public Works Director*)
- G. Resolution approving the annual contract for hot mix from R.K. Hall for use by the Street, Water Distribution and Wastewater Collection divisions. (*Chris Harris, Public Works Director*)
- H. Resolution approving the annual contract for the purchase of caustic soda from UNIVAR Solutions. (*Chris Harris, Public Works Director*)
- I. Resolution approving the annual contract for the purchase of liquid chlorine and sulfur dioxide with PVS DX Inc. (*Chris Harris, Public Works Director*)
- J. Resolution approving the annual purchase of meter boxes from Aspcos and Core & Main for use by the Water Distribution department. (*Chris Harris, Public Works Director*).

- K. Resolution approving an annual contract for water and sewer supplies from Apsco and Core & Main for use by the Water Distribution and Wastewater Collection Divisions. *(Chris Harris, Public Works Director)*.
- L. Resolution approving the annual contract for the purchase of aluminum sulfate with 5% copper sulfate from Water Tech Inc. *(Chris Harris, Public Works Director)*.
- M. Resolution approving a Professional Services Agreement with Brittix Bubbles, LLC for cleaning services. *(Summer Spurlock, City Manager)*
- N. Consideration and action of a resolution approving a service agreement with Hunt Regional Occupational Health for an onsite flu shot clinic during the Employee Health Fair. *(Euriah Brown, Human Resource Director)*

10. City Staff/City Council Reports

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. Substandard Structures Board minutes - May 5, 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: 1216 I-30 Real Property; Public Improvements Real Property Purchases and Eminent Domain; Development Study Multi-Use Facility; Wolf Creek MMD; TCEQ Permit WQ0016464001; Altura Annexation; nuisance abatement suit on 1906 Stanford; post judgment enforcement; Greenville Housing Authority suit; Airport Hangar lease; ;TIRZ Zone #1; FM1570 lift station damage suit; Rios vs. City; 1209 I-30 nuisance action; code and nuisance enforcement; Wildcatter development agreement; camping ordinance amend 24-007.

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

Office of the Mayor



Proclamation

The City Council of the
City of Greenville, Texas, does hereby:

Support the Greenville ISD Bond

WHEREAS, quality education in the City of Greenville plays a vital role in the economic strength, business climate, and overall success of our community; and

WHEREAS, the businesses, organizations, and industries of Greenville depend on a well-educated, well-rounded workforce to ensure continued prosperity and growth; and

WHEREAS, Greenville is experiencing significant residential growth and is projected to continue expanding, thereby increasing the demand on existing school facilities and infrastructure; and

WHEREAS, the Greenville Independent School District has demonstrated responsible financial stewardship and has shown measurable improvement in student achievement; and

WHEREAS, investment in the education of our children is also an investment in the future civic, professional, and community leadership of Greenville; and

WHEREAS, the proposed GISD Bond, to be decided by voters on November 4, 2025, represents an important opportunity to address facility needs, support student success, and sustain the momentum of growth in our schools and our community;

NOW, THEREFORE, City Council of the City of Greenville, Texas, does hereby formally express its support for the Greenville ISD Bond and encourages all citizens to exercise their right to vote and to join in investing in the future of our children, schools, and community.

**In testimony whereof, witness my hand this the
14th day of October 2025**

Attest:

Jerry J. Ransom, Mayor

Carla Oldacre, City Secretary

Jerry J. Ransom
Mayor

Ramon Rodriguez
Place 1

TJ Goss
Mayor Pro Tem
Place 2

Philip Spencer
Councilmember
Place 3

Tim Kruse
Councilmember
Place 4

Ben Collins
Councilmember
Place 5

Kenneth Freeman
Councilmember
Place 6

Office of the Mayor



Proclamation

The City Council of the
City of Greenville, Texas, does hereby recognize:

“Lights On Afterschool”

WHEREAS, hundreds of *Lights On Afterschool* Events across the country are being held to spotlight the tremendous amount of support given to children academically on a daily basis as well as to address challenges like hunger and food insecurity that their families may face; and

WHEREAS, *Lights On Afterschool* celebrates its 26th year on **October 23, 2025**, drawing attention to the many ways afterschool programs support students by offering them opportunities to learn new things, discover new skills, and prepare for success in school, work, and life; and

WHEREAS, Greenville ISD launched its Afterschool Centers on Education (“ACE”) program in 2011, which has since provided students with expanded learning opportunities, academic support, and vital social, emotional, and physical skills that enhance their development; and

NOW, THEREFORE, the City Council hereby acknowledges *Lights on Afterschool* in advancing the health, safety, and welfare of our children in Greenville.

**In testimony whereof, witness my hand this the
23rd day of October 2025**

Attest:

Jerry J. Ransom, Mayor

Carla Oldacre, City Secretary

Jerry J. Ransom
Mayor

Ramon Rodriguez
Place 1

TJ Goss
Mayor Pro Tem
Place 2

Philip Spencer
Councilmember
Place 3

Tim Kruse
Councilmember
Place 4

Ben Collins
Councilmember
Place 5

Kenneth Freeman
Councilmember
Place 6

Office of the Mayor



Proclamation

The City Council of the
City of Greenville, Texas, does hereby recognize:

6181 NAACP Greenville Texas Branch

WHEREAS, the 6181 NAACP Greenville Texas Branch is a proud unit chartered by the National Association for the Advancement of Colored People (NAACP), the nation's oldest and largest civil rights organization; and

WHEREAS, the Greenville Branch has been dedicated to serving the Greenville community through its mission of sustaining civil rights, advancing social justice, and promoting equality for all; and

WHEREAS, each year the Greenville Branch hosts the annual Freedom Fund Banquet to support its ongoing programs and advocacy, and to honor the continuing struggle for justice and opportunity; and

WHEREAS, the 2025 Freedom Fund Banquet will be held on **Saturday, October 18, 2025, from 4:00 p.m. to 8:00 p.m. at the Fletcher Warren Civic Center**, with the theme *"NAACP Legacy: Past, Present & Future"*; and

NOW, THEREFORE, we do hereby recognize and commend the 6181 NAACP Greenville Texas Branch for its commitment to equality, justice, and service to the community, and I encourage all citizens to join in celebrating their legacy and ongoing contributions.

**In testimony whereof, witness my hand this the
14th day of October 2025**

Attest

Jerry J. Ransom, Mayor

Carla Oldacre, City Secretary

Jerry Ransom
Mayor

Ramon Rodriguez
Councilmember
Place 1

T.J. Goss
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Place 5

Kenneth Freeman
Councilmember
Place 6



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 7A

Contact: Summer Spurlock, City Manager

Contact Email: sspurlock@ci.greenville.tx.us

Contact Phone:

Subject: Consideration and action of an ordinance authorizing a proposed rate increase for solid waste collection, disposal, and recycling services, as well as a rate increase for customers to be included in the current FY26 Budget (*Summer Spurlock, City Manager*)

1. Background/History:

The City of Greenville contracted with Doliver Enterprises LLC, dba Blackjack Disposal by Ordinance 23-007 on March 28, 2023, for solid waste collection and disposal services.

During the approval of the contract in 2023 the City Council adopted new rates to support the contract.

2. Findings/Current Activity

On Tuesday September 9, 2025 Blackjack Disposal requested a pricing adjustment based on the CPI Index.

Under the Section "Basis and Method of Payments to the Contractor," it states:

B. No price adjustment will be made during the first two (2) years of the contract. After two (2) years, Contractor may petition the City Council for CPI adjustments to all rates as per Exhibit A no more than once every twelve (12) months, on or before June 1, to be effective October 1, annually during the term of this Agreement, to reflect changes in the cost of operations, as reflected by fluctuations in the Price Wage Earners and Clerical Workers (CPI U, Garbage and Trash Collection) published by the U.S. Department of Labor, Bureau of Labor Statistics, (the "CPI-U: U.S. city average, by detailed expenditure category"). The compensation may be adjusted for the ensuing twelve (12) month period by a percentage not to exceed ninety percent (90%) of the net percentage change of the CPI-U, Garbage and Trash Collection. Net changes to the CPI to be calculated as the difference between the average of the monthly CPI for the twelve (12) consecutive calendar months ending sixty (60) days before the commencement of the Service Year immediately preceding the Service Year for which the adjustment of charges is being computed and the average of the monthly CPI for the twelve (12) consecutive calendar months ending sixty (60) days before the

commencement of the Service Year for which the adjustment of charges is being computed. However, the Monthly Customer Service Charge change in any one year relating to adjustments in the CPI shall not exceed 5% of the preceding Service Year. After 2 years, if the index specified above is discontinued, the parties hereto shall agree by April 1 of the then current year to substitute another equally authoritative measure of change in the purchasing power of the U. S. dollar for CPI as may then be available so as to carry out the intent of this provision. If the Bureau of Labor Statistics designates an index with a new title or code number or table number as being the continuation of the index cited herein, the new index shall be used. Otherwise, a substitute shall be agreed upon by the parties.

3. Financial Impact/Account No.

The new rates would be effective on 11-1-2025 as follows:

EXHIBIT "A"

Rates and Services

All fees exclude any franchise fees.

Residential

Semi-automated MSW twice a week collection with 96-gallon cart (all items in the cart) with weekly brush/bulky collection:

Price per home per month	\$23.05
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Automated recycling weekly collection (one time per week) with 96-gallon cart (all items in the cart):

Price per home per month	\$4.43
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Rate for each additional Solid Waste cart per residence

Price per home per month	\$7.27
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Rate for each additional Recycling cart per residence

Price per home per month	\$7.27
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Rate for Replacement Cart (either service, first replacement is free)

Price per replacement	\$67.96
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<i>Discount for Senior Citizens or Persons with a Disability</i>	5% off of monthly cost
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<i>On Demand Brushy/Bulk Waste Program will be based on:</i>	\$ 12.55 per cubic yard
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Commercial, Hand Collection

<i>One 96-gallon Cart once per week for MSW (Manual)</i>	\$ 31.31
<i>Rate for each additional Solid Waste cart</i>	\$ 11.45
<i>One 96-gallon Cart once per week for Recycling (Automated)</i>	\$ 15.63

Commercial Front Load Rates

All fees exclude any franchise fees .

Size	1x Week	2x Week	3x Week	4x Week	5x Week	6x Week
2 Cu Yd	\$ 95.72	\$ 139.00	\$ 208.97	\$ 259.13	\$ 395.67	\$ 505.44
3 Cu Yd	\$ 106.09	\$ 165.01	\$ 240.48	\$ 345.41	\$ 489.82	\$ 588.13
4 Cu Yd	\$ 122.43	\$ 237.20	\$ 269.92	\$ 473.29	\$ 538.51	\$ 624.01
6 Cu Yd	\$ 142.67	\$ 253.57	\$ 378.15	\$ 489.54	\$ 551.88	\$ 655.41
8 Cu Yd	\$ 227.34	\$ 312.54	\$ 473.199	\$ 584.61	\$ 640.28	\$ 787.85

Container Replacement: MARKET PRICE

Roll-Off Containers

Important Note: All fees exclude any franchise fees .

Size	Type	Delivery	Rental Per Day	Haul Per Load	Disposal per Ton	Total Per Load *	De Co
20 Yd	OPEN	\$ 78.41	\$ 5.23	\$ 469.44	included*	\$ 469.44	pe Po
30 Yd	OPEN	\$ 78.41	\$ 5.23	\$ 573.99	included*	\$ 573.99	pe Po
40 Yd	OPEN	\$ 78.41	\$ 5.23	\$ 678.54	included*	\$ 678.54	pe Po
30 Yd	COMP	\$ 78.41	**	\$ 626.26	included*	\$ 626.26	pe Po
35 Yd	COMP	\$ 78.41	**	\$ 730.81	included*	\$ 730.81	pe Po
40 Yd	COMP	\$ 78.41	**	\$ 730.81	included*	\$ 730.81	pe Po
42 Yd	COMP	\$ 78.41	**	\$ 730.81	included*	\$ 730.81	pe Po

* includes 5 tons of disposal. Additional tons will be billed at \$52.28 per ton

** Compactor rentals range from \$1.00 to \$750.00 per month (determined by type, size,

and/or special design or requirement. Installation is not included. Rentals will be billed directly to customers.

Other Rates/Services

Storm Debris and Disaster Collection Rate: \$ 308.43 per equipment hour plus disposal

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
- 4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.**
- 5. Support Public Service, Health, and Safety.**
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends the City Council consider approving an ordinance authorizing a proposed rate increase for solid waste collection, disposal, and recycling services, as well as a rate increase for customers to be included in the current FY26 Budget.

ORDINANCE NO. 25-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A RATE INCREASE WITH DOLIVER ENTERPRISES LLC, dba/ BLACKJACK DISPOSAL, FOR SOLID WASTE MANAGEMENT PURSUANT TO THE CONTRACT; PROVIDING FOR NEW CUSTOMER RATES BASED ON THE CONSUMER PRICE INDEX (CPI) ADJUSTMENT; PROVIDING AN EFFECTIVE DATE, AND A SEVERABILITY CLAUSE.

WHEREAS, on the 28th day of March 2023 by Ordinance 23-007 the City of Greenville entered into an agreement with Doliver Enterprises LLC., dba Blackjack Disposal for garbage collection services effective the 1st day of October 2023; and

WHEREAS, the City of Greenville advertised for bids in the *Herald Banner* on November 12, 2022, and November 19, 2022, and on the City's website; and

WHEREAS, at the time of contract approval, the City Council adopted new rates to support the contract; and

WHEREAS under Section *Basis and Method of Payments to the Contractor* of the contract, no price adjustments are allowed during the first two (2) years, after which the Contractor may petition the City Council for a Consumer Price Index (CPI) adjustment once every twelve (12) months; and

WHEREAS, on September 9, 2025, Blackjack Disposal formally requested a pricing adjustment based on the CPI Index, as permitted under the contract; and

WHEREAS, the ordinance will not take effect until TEN (10) days after its adoption and publication, rates will be implemented on November 1, 2025; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to approve a CPI-based rate adjustment as provided in the contract; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. The rates for solid waste collection, disposal, and recycling services provided by Doliver Enterprises, LLC, dba Blackjack Disposal, under the contract approved March 28, 2023, are hereby increased in accordance with the CPI adjustment provisions of the contract.

SECTION 2. The new rates shall be effective beginning **November 1, 2025**, and are set forth in **Exhibit "A" (Rates and Services)**, which is attached hereto and incorporated herein by reference.

SECTION 3. The City Manager is hereby authorized to take all necessary actions to implement the new rates as provided in this ordinance and the contract.

SECTION 4. If any section, provision, subsection, paragraph, sentence, clause, phrase, or word in the Ordinance or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Greenville, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Ordinance shall be in full force and effect on November 1, 2025.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray City Attorney

BASIS AND METHOD OF PAYMENTS TO THE CONTRACTOR

Payments to the Contractor may be completed by check, wire transfer or credit card payments at the sole discretion of the City Payment processing fees will be charged to the City at Contractor's cost.

- A. Charges for residential, commercial and industrial customers are set out in Exhibit "A" which is attached hereto and incorporated herein for all purposes (the "Rates"). It is understood that the Rates are based on the Contractor providing all of the solid waste collection services to residential, commercial, industrial, multi-family and governmental properties within the corporate limits of the City that they are capable of collecting.
- B. No price adjustment will be made during the first two (2) years of the contract. After two (2) years, Contractor may petition the City Council for CPI adjustments to all rates as per Exhibit A no more than once every twelve (12) months, on or before June 1, to be effective October 1, annually during the term of this Agreement, to reflect changes in the cost of operations, as reflected by fluctuations in the Price Wage Earners and Clerical Workers (CPI- U, Garbage and Trash Collection) published by the U.S. Department of Labor, Bureau of Labor Statistics, (the "CPI-U: U.S. city average, by detailed expenditure category"). The compensation may be adjusted for the ensuing twelve (12) month period by a percentage not to exceed ninety percent (90%) of the net percentage change of the CPI-U, Garbage and Trash Collection. Net changes to the CPI to be calculated as the difference between the average of the monthly CPI for the twelve (12) consecutive calendar months ending sixty (60) days before the commencement of the Service Year immediately preceding the Service Year for which the adjustment of charges is being computed and the average of the monthly CPI for the twelve (12) consecutive calendar months ending sixty (60) days before the commencement of the Service Year for which the adjustment of charges is being computed. However, the Monthly Customer Service Charge change in any one year relating to adjustments in the CPI shall not exceed 5% of the preceding Service Year. After 2 years, if the index specified above is discontinued, the parties hereto shall agree by April 1 of the then current year to substitute another equally authoritative measure of change in the purchasing power of the U. S. dollar for CPI as may then be available so as to carry out the intent of this provision. If the Bureau of Labor Statistics designates an index with a new title or code number or table number as being the continuation of the index cited herein, the new index shall be used. Otherwise, a substitute shall be agreed upon by the parties.

EXHIBIT “A”

Rates and Services

All fees exclude any franchise fees.

Residential

Semi-automated MSW twice a week collection with 96-gallon cart (all items in the cart) with weekly brush/bulky collection:

Price per home per month \$ 23.05 ~~22.05~~

Automated recycling weekly collection (one time per week) with 96-gallon cart (all items in the cart):

Price per home per month \$ 4.43 ~~4.24~~

Rate for each additional Solid Waste cart per residence

Price per home per month \$ 7.27 ~~6.95~~

Rate for each additional Recycling cart per residence

Price per home per month \$ 7.27 ~~6.95~~

Rate for Replacement Cart (either service, first replacement is free)

Price per replacement \$ 67.96 ~~65.00~~

Discount for Senior Citizens or Persons with a Disability 5% off of monthly cost

On Demand Brushy/Bulk Waste Program will be based on: \$ 12.55 ~~12.00~~ per cubic yard

Commercial, Hand Collection

One 96-gallon Cart once per week for MSW (Manual) \$ 31.31 ~~29.95~~

Rate for each additional Solid Waste cart \$ 11.45 ~~10.95~~

One 96-gallon Cart once per week for Recycling (Automated) \$ 15.63 ~~14.95~~

Commercial Front Load Rates

All fees exclude any franchise fees .

Size	1x Week	2x Week	3x Week	4x Week	5x Week	6x Week	Extra
2 Cu Yd	\$ <u>95.72</u> <u>91.55</u>	\$ <u>139.00</u> <u>132.95</u>	\$ <u>208.97</u> <u>199.87</u>	\$ <u>259.13</u> <u>247.85</u>	\$ <u>395.67</u> <u>378.45</u>	\$ <u>505.44</u> <u>483.44</u>	\$ <u>52.22</u> <u>49.95</u>
3 Cu Yd	\$ <u>106.09</u> <u>101.47</u>	\$ <u>165.01</u> <u>157.83</u>	\$ <u>240.48</u> <u>230.01</u>	\$ <u>345.41</u> <u>330.37</u>	\$ <u>489.82</u> <u>468.50</u>	\$ <u>588.13</u> <u>562.53</u>	\$ <u>62.68</u> <u>59.95</u>
4 Cu Yd	\$ <u>122.43</u> <u>117.10</u>	\$ <u>237.20</u> <u>226.87</u>	\$ <u>269.92</u> <u>258.17</u>	\$ <u>473.29</u> <u>452.69</u>	\$ <u>538.51</u> <u>515.07</u>	\$ <u>624.01</u> <u>596.85</u>	\$ <u>62.68</u> <u>59.95</u>
6 Cu Yd	\$ <u>142.67</u> <u>136.46</u>	\$ <u>253.57</u> <u>242.53</u>	\$ <u>378.15</u> <u>361.69</u>	\$ <u>489.54</u> <u>468.23</u>	\$ <u>551.88</u> <u>527.86</u>	\$ <u>655.41</u> <u>626.88</u>	\$ <u>83.59</u> <u>79.95</u>
8 Cu Yd	\$ <u>227.34</u> <u>217.44</u>	\$ <u>312.54</u> <u>298.93</u>	\$ <u>473.19</u> <u>452.59</u>	\$ <u>584.61</u> <u>559.16</u>	\$ <u>640.28</u> <u>612.41</u>	\$ <u>787.85</u> <u>753.55</u>	\$ <u>83.59</u> <u>79.95</u>

Container Replacement: MARKET PRICE

Roll-Off Containers

Important Note: All fees exclude any franchise fees .

Size	Type	Delivery	Rental Per Day	Haul Per Load	Disposal per Ton	Total Per Load *	Deposit per Cont.
20 Yd	OPEN	\$ <u>78.41</u> <u>75.00</u>	\$ <u>5.23</u> <u>00</u>	\$ <u>469.44</u> <u>449.00</u>	included*	\$ <u>469.44</u> <u>449.00</u>	per City Policy
30 Yd	OPEN	\$ <u>78.41</u> <u>75.00</u>	\$ <u>5.23</u> <u>00</u>	\$ <u>573.99</u> <u>549.00</u>	included*	\$ <u>573.99</u> <u>549.00</u>	per City Policy
40 Yd	OPEN	\$ <u>78.41</u> <u>75.00</u>	\$ <u>5.23</u> <u>00</u>	\$ <u>678.54</u> <u>649.00</u>	included*	\$ <u>678.54</u> <u>649.00</u>	per City Policy
30 Yd	COMP	\$ <u>78.41</u> <u>75.00</u>	**	\$ <u>626.26</u> <u>599.00</u>	included*	\$ <u>626.26</u> <u>599.00</u>	per City Policy
35 Yd	COMP	\$ <u>78.41</u> <u>75.00</u>	**	\$ <u>730.81</u> <u>699.00</u>	included*	\$ <u>730.81</u> <u>699.00</u>	per City Policy
40 Yd	COMP	\$ <u>78.41</u> <u>75.00</u>	**	\$ <u>730.81</u> <u>699.00</u>	included*	\$ <u>730.81</u> <u>699.00</u>	per City Policy
42 Yd	COMP	\$ <u>78.41</u> <u>75.00</u>	**	\$ <u>730.81</u> <u>699.00</u>	included*	\$ <u>730.81</u> <u>699.00</u>	per City Policy

* includes 5 tons of disposal. Additional tons will be billed at \$52.2850.00 per ton

** Compactor rentals range from \$1.00 to \$750.00 per month (determined by type, size, and/or special design or requirement. Installation is not included. Rentals will be billed directly to customers. ~~mers.~~

Other Rates/Services

Storm Debris and Disaster Collection Rate: \$ ~~308.43~~ ~~295.00~~ per equipment hour plus disposal

Fuel Surcharge

FUEL SURCHARGE - INCREASE				
	AVG \$ PER GAL OF DIESEL	RESIDENTIAL	COMMERCIAL	ROLLOFF
BASE	4.699	0.00	0.00	0
UNIT OF INCREASE	0.35	0.05	0.02	2.68
	5.05	0.05	0.02	2.68
	5.40	0.10	0.04	5.36
	5.75	0.15	0.06	8.04
	6.10	0.20	0.08	10.72
	6.45	0.25	0.10	13.4
	6.80	0.30	0.12	16.08

FUEL SURCHARGE - DECREASE				
	AVG \$ PER GAL OF DIESEL	RESIDENTIAL	COMMERCIAL	ROLLOFF
BASE	4.699	0.00	0.00	0
UNIT OF DECREASE	0.35	0.05	0.02	2.68
	4.35	-0.05	-0.02	-2.68
	4.00	-0.10	-0.04	-5.36
	3.65	-0.15	-0.06	-8.04
	3.30	-0.20	-0.08	-10.72
	2.95	-0.25	-0.10	-13.40
	2.60	-0.30	-0.12	-16.08



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 7B

Contact: Daniel Ray, City Attorney

Contact Email: daniel@scottraylaw.com

Contact Phone: 903-457-3121

Subject: Consideration and action on an ordinance amending the rules for the sale and consumption of alcoholic beverages on City property. (*Daniel Ray, City Attorney*)

1. Background/History:

The City of Greenville currently prohibits the drinking or possession of alcoholic beverages on city-owned or leased property pursuant to Section 14.03.001 of the City Code, with certain specified exemptions.

2. Findings/Current Activity

This ordinance will permit the sale and consumption of alcoholic beverages at the Greenville Municipal Auditorium for leased purposes or sponsored events. The City will ensure safeguards are in place to ensure compliance with state law and public safety. The allowance of these types of sales will be subject to requirements, including vendor licensing, issuance and security measures consistent with existing exemptions within the City Code. Section 14.03.001 (a) of Article 14.03 of the Code of Ordinance will be amended.

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. **Strive for Municipal Excellence and Enhance Opportunities for Communication.**
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City staff recommends approval of the amendment to the City Code to permit the sale and consumption of alcoholic beverages on City property.

ORDINANCE NO. 25-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING ARTICLE 14.03 OF THE CITY CODE REGARDING ALCOHOLIC BEVERAGES TO ALLOW THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT THE GREENVILLE MUNICIPAL AUDITORIUM UNDER CERTAIN CONDITIONS; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City of Greenville currently prohibits the drinking or possession of alcoholic beverages on city-owned or leased property pursuant to Section 14.03.001 of the City Code, with certain specified exemptions; and

WHEREAS, the City Council finds that allowing the sale and consumption of alcoholic beverages at the Greenville Municipal Auditorium, when used for leased purposes or sponsored events, would enhance the facility's utility for community events, economic development, and public gatherings, provided that appropriate safeguards are in place to ensure compliance with state law and public safety; and

WHEREAS, such allowance shall be subject to requirements including vendor licensing, insurance, and security measures consistent with existing exemptions in the City Code; and

WHEREAS, the City Council has determined that amending Section 14.03.001 to include the Greenville Municipal Auditorium as an exempted facility under specified conditions is in the best interest of the health, safety, and welfare of the citizens of Greenville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. The recitals set forth above are hereby found by the Council to be true and correct and are incorporated by reference herein and expressly made a part hereof as if copied verbatim.

SECTION 2. Section 14.03.001(a) of Article 14.03 of the City Code is hereby amended to read as follows (with additions indicated by underline and deletions indicated by strike-through, for illustrative purposes only; such indicators shall not appear in the codified version):

"(a) The drinking or possession of any alcoholic beverage shall be unlawful and is prohibited on any property owned or leased by the city, or within the confines of any building or structure owned or leased by the city, and located within the corporate limits of the city, whether afoot or as a passenger in or as an operator of any vehicle; specifically exempting, however, the Greenville Municipal Auditorium, the indoor facilities of Fletcher Warren Civic Center, and the administrative services building when used for leased purposes from the city and the Wright Park Municipal Golf Course.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of conflict only.

SECTION 4. If any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council of the City of Greenville, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. This Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED, this the 14th day of October 2025.

ATTEST:

Jerry J. Ransom, Mayor

Carla Oldacre, City Secretary

APPROVED AS TO FORM AND SUBSTANCE:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 7C

Contact: Daniel Ray, City Attorney

Contact Email: daniel@scottraylaw.com

Contact Phone: 903-457-3121

Subject: Consideration and action on an ordinance amending Chapter 8 and Chapter 13 of the Code of Ordinances to ensure consistency with state law regarding food establishment regulations. (Daniel Ray, City Attorney)

1. Background/History:

The 89th Texas Legislature enacted Senate Bill 1008, effective September 1, 2025, revising Chapter 437 of the Texas Health and Safety Code to modify municipal authority to require permits or fees for certain food establishments and to standardize food-service regulation statewide. The Legislature also enacted Senate Bill 541, prohibiting cities and counties from imposing permits, licenses, or fees on individuals engaged in “cottage food production operations” as defined by Section 437.001(2-b), Texas Health and Safety Code;

2. Findings/Current Activity

House Bill 2844 further modifies local governmental authority by preventing local governments from requiring additional food-related permits or fees for “small-scale food businesses,” defined as entities with annual gross revenue under \$1.5 million that already hold a state-issued food establishment permit. Passage of this ordinance will ensure the City Code is consistent with state law and preserves lawful enforcement authority for our local health and sanitation department to further serve the public health and safety and welfare of the citizens of Greenville.

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities

while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City staff recommends approval of amendments to ensure consistency with state law related to Food establishment regulation.

ORDINANCE NO. 25-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AMENDING CHAPTER 8, “BUSINESSES,” AND CHAPTER 13, “HEALTH AND SANITATION,” OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE, TEXAS, TO ENSURE CONSISTENCY WITH RECENT CHANGES TO STATE LAW REGARDING FOOD ESTABLISHMENT REGULATION; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER NOVEMBER 12, 2025.

WHEREAS, the 89th Texas Legislature enacted Senate Bill 1008, effective September 1, 2025, revising Chapter 437 of the Texas Health and Safety Code to modify municipal authority to require permits or fees for certain food establishments and to standardize food-service regulation statewide; and

WHEREAS, the Legislature also enacted Senate Bill 541, prohibiting cities and counties from imposing permits, licenses, or fees on individuals engaged in “cottage food production operations” as defined by Section 437.001(2-b), Texas Health and Safety Code; and

WHEREAS, House Bill 2844 further modifies local governmental authority by preventing local governments from requiring additional food-related permits or fees for “small-scale food businesses,” defined as entities with annual gross revenue under \$1.5 million that already hold a state-issued food establishment permit; and

WHEREAS, the City Council of the City of Greenville desires to amend its Code of Ordinances to ensure compliance with these state laws while maintaining reasonable local authority over public health and sanitation; and

WHEREAS, the City Council finds that the adoption of this ordinance promotes consistency with state law, preserves lawful enforcement authority for local health and sanitation, and serves the public health, safety, and welfare of the citizens of Greenville, Texas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. Recitals Adopted.

The findings and recitals set forth above are hereby found to be true and correct and are incorporated herein as if set forth verbatim.

SECTION 2. Amendments to City of Greenville Code of Ordinances Article 10.02.

The City of Greenville, Texas Code of Ordinances Article 10.02 is hereby amended to reflect the changes below. Language which has been removed from Article 10.02 has been struck through (~~struck through~~), while language which has been added is underlined (underlined).

DIVISION 1 Generally

§ 10.02.001. State food establishment rules adopted by reference; amendments.

(Ordinance 08-071 adopted 6/24/08)

(a) Adopted. The Texas Food Establishment Rules, published by the Texas Department of ~~Health~~ State Health Services, Bureau of Food and Drug Safety, Retail Foods Division, is hereby adopted by the city as the official food establishment rules of the city, save and except the amendments, modifications and deletions contained in this article. As the Texas Food Establishment Rules are subsequently amended or modified, such edition shall be incorporated herein by reference, as amended by S.B. 1008, H.B. 2844, and S.B. 541. A copy of the most current edition of the Texas Food Establishment Rules, which shall be maintained by the office of the city sanitarian as an original document and ordinance of the city, is hereby incorporated as fully as if set out at length herein, and from the effective date of the ordinance from which this section derives, the provisions thereof shall be controlling within the limits of the city.

(b) Amendments and deletions of the state food establishment rules. The state food establishment rules are amended and changed in the following respects:

§ 10.02.002. Injunctive relief.

In addition to the other penalties prescribed for a violation of any portion or provision of this article, any persons violating the same may be enjoined from continuing any such violation. (1990 Code, sec. 4.302)

§ 10.02.003. Authority to issue citations.

The city sanitarian or his or her duly authorized and acting designee, in the enforcement of this article, upon probable cause to believe this article has been violated, is authorized to issue a citation to the person believed to have violated this article. The citation shall specify the violation alleged and provide an opportunity for the accused to promise to appear before the municipal court at a specified date and time in lieu of the issuance of a summons or warrant of arrest for the accused. Citations shall not be issued for activities preempted under state law (e.g., cottage food production operations). (1990 Code, sec. 4.312)

§ 10.02.004. Fee for miscellaneous health inspections.

A fee as set forth in section A10.02.004 of the fee schedule in appendix A to this code may be charged for miscellaneous health inspections requested by groups or organizations that require an

inspection from a registered sanitarian to satisfy a licensing, accreditation, or other state or federal requirement, as authorized under Texas Health and Safety Code § 437.016(a). A reinspection fee may be assessed only if the reinspection is necessary to cure a violation that presents a direct and significant risk to public health, does not exceed the lesser of the cost of an initial inspection or \$200, and not more than one reinspection fee is charged within 60 days of the previous inspection, unless the entity failed to make reasonable efforts to correct the violation. (Ordinance adopted 9/28/04, sec. 1)

§ 10.02.005. through § 10.02.030. (Reserved)

§ 10.02.006. Stakeholder notifications for changes.

The city shall provide an opportunity for stakeholders to sign up for email updates regarding fees, permits, or inspection protocols. At least 60 days before any such revision, the city shall provide email notifications to all signed-up stakeholders. The fee schedule shall be submitted to the Texas Department of State Health Services at least 60 days before it takes effect for inclusion in the state registry. The City Sanitarian shall ensure submission of fee schedules to DSHS at least 60 days prior to effective date.

DIVISION 2

Permit

§ 10.02.031. Required.

It shall be unlawful for any person to operate a food establishment within the city or its police jurisdiction without having first applied for and received a permit to do so from the sanitarian of the city , unless exempted under state law (e.g., cottage food production operations per Health and Safety Code Chapter 437, DSHS-licensed mobile food vendors or small-scale businesses with less than \$1.5 million gross annual revenue per Health and Safety Code Chapter 437B effective July 1, 2026). Exemptions shall be defined as follows:

(1) cottage food production operations as defined in Health and Safety Code §437.001;

(2) DSHS-licensed mobile food vendors;

(3) small-scale businesses exempt under Health and Safety Code §437B.003;

(4) bed and breakfast limited operations as defined in 25 Texas Administrative Code §228.2(5), except that the owner of such an establishment is required to obtain a food manager's certification as mandated by the Department of State Health Services. (1990 Code, sec. 4.303)

§ 10.02.032. Application.

Each applicant for a permit to operate a food establishment shall file with the city sanitarian a written application. The application shall be furnished by the office of the city sanitarian. Applications are required for non-exempt food establishments only. (1990 Code, sec. 4.304)

§ 10.02.033. Inspection prior to issuance.

Prior to the issuance of a permit under this division, the food establishment to be operated under such permit shall be inspected by the city sanitarian or his or her duly authorized and acting deputies, for non-exempt establishments only; no inspections shall be conducted for cottage food production operations or DSHS-licensed entities unless such inspection is conducted under the pursuant to a collaborative agreement as authorized by Texas Health and Safety Code § 437B.153. (1990 Code, sec. 4.305)

§ 10.02.034. Fee.

~~(a) The annual permit fee for food establishments shall be as provided for in section A10.02.034 of the fee schedule in appendix A to this code for each such establishment.~~

~~(b) Food establishments, the net earnings of which are used in whole for charity, church funds or public welfare, shall be exempt from payment of the fee prescribed by this section, but shall be subject to all other provisions of this article. See section A10.02.034 of the fee schedule in appendix A to this code for fees and exemptions.~~ (1990 Code, sec. 4.306)

§ 10.02.035. Issuance.

A permit applied for under this division shall be issued by the city sanitarian, if it is found that the food establishment meets the requirements of this article. (1990 Code, sec. 4.307)

§ 10.02.036. Term.

Each permit issued under this division shall be valid for a period of twelve (12) months from the date of issuance, unless sooner revoked; biennial permits may be offered to match DSHS options. (1990 Code, sec. 4.308)

§ 10.02.037. Posting required.

A permit to operate a non-exempt food establishment shall be posted in a conspicuous place at the establishment and shall not be defaced, removed or otherwise altered without written permission from the city sanitarian. Non-exempt mobile food vendors must display a mobile food vendor license and a health inspection certificate issued by the Department of State Health Services. Posting is not required for cottage food production operations. (1990 Code, sec. 4.309)

§ 10.02.038. Transferability.

A permit to operate a food establishment shall not be transferable. (1990 Code, sec. 4.310)

§ 10.02.039. Revocation.

Any permit to operate a non-exempt food establishment may be revoked at any time the city sanitarian or his or her duly authorized and acting designee finds that the establishment is not being operated in compliance with the provisions of this article or in an emergency when, in the judgment of the city sanitarian or his or her duly authorized and acting designee, the food establishment has become a public health menace. It shall be the privilege of the city sanitarian to publish the name and address of any food establishment, the permit of which has been revoked together with the reason for revocation for non-exempt establishments only. (1990 Code, sec. 4.311)

§ 10.02.040. Enforcement shifts for mobile food vendors.

Effective July 1, 2026, for mobile food vendors licensed by DSHS, the city's role shall shift to zoning, location restrictions, and complaint-based inspections in collaboration with DSHS. No additional local permits or fees shall be required for DSHS-licensed mobile food vendors.

SECTION 3. Amendments to City of Greenville Code of Ordinances § 14.04.005.

The City of Greenville, Texas Code of Ordinances Article 14.04.005 is hereby amended to reflect the changes below. Language which has been removed from Article 10.02 has been struck through (struck through), while language which has been added is underlined (underlined).

§ 14.04.005 Exemptions.

The following activities and sounds shall be exempt from the requirements herein:

- (1) Activities conducted on public parks property with an approved facility reservation agreement as provided in section A16.04.001 and A16.04.004 of the fee schedule in appendix A to this code and an amplified sound permit available from the parks and recreation department office, public or private school grounds, including, but not limited to, school athletic and school entertainment events conducted during the hours of 7:00 a.m. to 10:00 p.m.;
- (2) Occasional outdoor gatherings, public events, shows or sporting events conducted during the hours of 7:00 a.m. to 10:00 p.m., provided the events are conducted pursuant to a permit or license issued by the appropriate jurisdiction relative to the staging of such events;
- (3) Sounds generated by any governmental body and its contractors in the performance of a governmental function;
- (4) Noncommercial public speaking and public assembly activities conducted on any public space or public right-of-way, provided that if loudspeakers are used the decibel levels comply with the standards herein;
- (5) Emergency signaling devices. The intentional sounding or permitting the sounding outdoors of any fire, burglar, or civil defense alarm, siren, whistle or similar emergency device to the extent reasonably required;
- (6) Any activity to the extent regulation thereof has been preempted by state or federal law. This exemption specifically includes all activities at the Greenville Majors Field Airport;

- (7) Any sound within the maximum decibel level permitted by this article produced by a commercial enterprise;
- (8) Amplified jingles or music used on vehicles to attract patrons that are operated by ice cream vendors are hereby exempt between the hours of 10:00 a.m. and 9:00 p.m. Such amplified jingles or music shall not be done in a loud manner so as to be offensive to the

ordinary sensibilities of a reasonable and prudent person. Amplified jingles or music shall also be turned off while a sale is in progress; ~~and~~

- (9) Music entertainment in the central area zone district from 7:00 a.m. to midnight at a decibel level of 85 dba or fewer and from midnight to 7:00 a.m. at a decibel level of 65 dba or fewer as measured with a sound-level reader using the A-level weighting scale with slow response and measured at the property line; and
- (10) Sounds associated with the operation of a food service establishment which is a restaurant that limits the use of amplified sound for playing music or amplifying human speech within the establishment's indoor or outside property boundaries to ensure:
 - (a) The amplified sound is not used after 10 p.m. on Sunday through Thursday and 11 p.m. on Friday or Saturday; and
 - (b) The amplified sound level does not exceed 70 dBA or 75 dBC when measured at the establishment's property perimeter, excluding traffic and other background noise that can be reasonably excluded.

However, if the restaurant is located within 300 feet of a residence that was occupied before any food service establishment was located on the property, then this exception does not apply to the restaurant.

(Ordinance 14-028 adopted 4/22/14; Ordinance 14-055 adopted 8/26/14; Ordinance 15-065 adopted 11/10/15)

SECTION 4. Amendments to City of Greenville Code of Ordinances Article A 10.02.

The City of Greenville, Texas Code of Ordinances Article 14.04.005 is hereby amended to reflect the changes below. Language which has been removed from Article 10.02 has been struck through (~~struck through~~), while language which has been added is underlined (underlined).

ARTICLE A10.02 FOOD AND FOOD ESTABLISHMENTS

Division 1

Generally

§ A10.02.004. Fee for miscellaneous health inspections.

Miscellaneous health inspections requested from a registered sanitarian: \$50.00. (Ordinance 04-145, sec. 1, adopted 9/28/04; Ordinance adopting Code)

Division 2

Permit

§ A10.02.034. Fee.

(Ordinance 16-043 adopted 9/27/16)

~~(a) Permanent, fixed food service establishments:~~

~~(1) 1–9 employees: \$250.00/year.~~

~~(2) 10–19 employees: \$300.00/year.~~

~~(3) Over 20 employees \$350.00/year.~~

~~(b) Temporary permits for temporary food service establishments: \$75.00/event.~~

~~(c) Catering trucks: \$200.00/year/vehicle.~~

~~(d) Concession facilities: \$100.00/season.~~

~~(e) Day care centers: \$200.00/year.~~

~~(f) Itinerant sales: \$200.00/year.~~

~~(g) Bed and breakfast facilities:~~

~~(1) Limited (continental): \$200.00/year.~~

~~(2) Extended (full service): \$250.00/year.~~

~~(h) Mall kiosk: \$100.00/period.~~

~~(i) Incidental sales: \$100.00/year.~~

~~(j) School districts: Exempt.~~

(a) Permit fees shall be calculated on a risk-based assessment consistent with Texas Department of State Health Services standards, not to exceed the following annually (or equivalent biennially):

(1) Low-risk: \$258.00/year.

(2) Medium-risk: \$475.00/year.

(3) High-risk: \$773.00/year.

(b) Temporary food service establishments: \$52.00/single event; \$200.00/multiple events annually.

(c) Mobile food vendors (catering trucks, itinerant sales): No fee effective July 1, 2026, if DSHS-licensed; otherwise, \$258.00/year (low-risk).

(d) Concession facilities: \$258.00/year (or risk-based).

(e) Day-care centers: Risk-based as above if qualifying as food establishments; otherwise, \$200.00/year.

(f) Bed and breakfast facilities: Exempt for limited (continental); risk-based as above for extended (full service).

(g) Mall kiosks and incidental sales: \$258.00/year (low-risk).

(h) Exemptions: No fee for cottage food production operations, small-scale businesses with less than \$1.5 million gross annual revenue if DSHS-permitted, DSHS-licensed entities, school districts, or any food establishment owned and operated by a governmental agency, independent school district, or nonprofit institution with an EIN and/or a 501(c)(3) number from the IRS. Such establishments shall comply with all other requirements of this article. Temporary nonprofit food events operated by 501(c)(3) entities shall be exempt from local permitting and fee requirements, but shall comply with all other requirements of this article.

No fee shall be charged to any food establishment owned and operated by a governmental agency, independent school district or nonprofit institution with an EIN (employer identification number) and/or a 501(c)3 number from the IRS (Internal Revenue Service); however, such establishment shall comply with all other requirements of this article.

SECTION 5. Repealer.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance, including but not limited to any prior versions of Chapter 10, Article 14.04.005, and Appendix A, Article A10.02, of the City of Greenville Code of Ordinances, are hereby repealed to the extent of such conflict, provided that such repeal shall not affect any rights, obligations, or penalties accrued or incurred prior to the effective date of this ordinance, nor shall it impair the validity of any permit, fee, or enforcement action lawfully issued or taken under the repealed provisions prior to said date.

SECTION 5. Effective Date.

This Ordinance shall become effective on November 12, 2025.

Passed and approved this _____ day of October, 2025.

Mayor Jerry Ransom

ATTEST:

Carla Oldacre, City Secretary

Approved as to form and Substance:

Daniel Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 8A

Contact: Brett Quarles, Parks Director

Contact Email: bquarles@ci.greenville.tx.us

Contact Phone: 903-457-3205

Subject: Consideration and action on a resolution authorizing change order #12 with AP Gulf States in the amount of \$168,083.64.(Brett Quarles, Director of Parks and Recreation)

1. Background/History:

In August of 2024, The City of Greenville entered into a construction services agreement with AP Gulf States for Recreation Centers Bond in the amount of \$56,707,132.00.

2. Findings/Current Activity

Change Order General Description: SportsPark Center / Reecy Davis Expansion

Change Request	Description	Amount
054	ASI 12 SP & RD Misc. Updated	\$26,210.24
056	RFI #154 SP Hoist Trolley Power	\$5,401.51
062	ASI 13 Electrical Changes / Tech and Security	\$49,120.52
063	SP Install of Fiber Conduit	\$12,990.55
057	RFI # 155 SP Unit Heaters & Emergency Power	\$10,637.14
064	Downspout & Drainage	\$14,695.43
066	RFI #202 Drip Edge at Multi-Purpose Storefronts	\$2,364.98
067	RFI #195 RD Perforated Pipe at Turf	\$1,618.69
068	Credit for lighted Mirrors at Reecy Davis	(\$4,057.25)
069	RFI #175 SP Elevator Wall 1083 to 1080	\$4,029.81
070	Batting Cages at SP	\$24,668.27
050	RD Misc Patch work over existing electrical boxes	\$10,973.19
073	RD Painting Existing Gym Equipment	\$9,430.46
TOTAL		\$ 168,083.64

Original Agreement Value	\$ 55,857,132.00
Owner approved Change Order 001	\$ 163,553.21
Owner approved Change Order 002	\$ 30,275.83
Owner approved Change Order 003	\$ 262,432.32
Owner approved Change Order 004	\$ 147, 713.13

Owner approved Change Order 005	\$	(\$5,275.78)
Owner approved Change Order 006	\$	26,879.78
Owner approved Change Order 007	\$	95,809.86
Owner approved Change Order 008	\$	132,477.76
Owner approved Change Order 009	\$	119,697.17
Owner approved Change Order 010	\$	447,712.45
Owner approved Change Order 011	\$	21,903.88
<u>Agreement Value prior to this Change Order 012</u>		<u>\$ 57,300,311.61</u>
Change Order		
012	\$	168,083.64

New Agreement Value \$ 57,468,395.25

3. Financial Impact/Account No.

The original approved PO #2025-00219 with A&P Gulf States included a \$2,548,290.14 contingency amount and with Change Order #012 this now brings that current contingency amount total utilized to \$ 1,611,263.25.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends the City Council consider a resolution authorizing a change order with AP Gulf States in the amount of \$168,083.64.

AGREEMENT DETAILS:

Agreement #: 8552
 Date: 09/23/2024
 Project #: 8552
 Project Name: City of Greenville SportsPark Center /
 Reecy Davis
 Project Address: 6705 Monty Stratton Parkway
 Greenville, TX 75401

CHANGE DETAILS

Change Number: 12
 Change Date: 09/25/2025

OWNER:

City of Greenville Texas
 2821 Washington Street
 Greenville, TX 75401

All provisions of the original agreement, designated with the above mentioned OWNER contract, except as herein and hereby amended remain unchanged. Handwritten changes must be initialed by both parties. The contract is hereby revised by the following:

Change Order General Description: City of Greenville SportsPark Center / Reecy Davis Center Expansion

Item#	Cost Code	Description	Amount
001		CR 054 - ASI 12 - SP+RD Misc. Updates	\$26,210.24
001	09-0000-02-S	8552EXPO - Exposed Floor Design Group Llc -	\$5,012.50
002	08-0000-01-S	8552INTE - Integrityone Solutions Llc -	\$9,925.00
003	03-0000-03-S	8552JDSC - Jds Contractors Llc -	\$1,248.00
004	08-0000-03-S	8552SUNB - Sunbelt Glaziers Llc -	\$8,750.51
005	00-6216-00-M	Builders Risk	\$32.42
006	00-6216-06-M	SDI	\$299.23
007	00-6216-03-M	General Liability Insurance	\$274.30
008	00-6113-00-M	Performance Bonds	\$169.56
009	99-9999-99-F	Fee	\$498.72
002		CR 056 - RFI #154 - SP - Hoist Trolley Power	\$5,401.61
001	26-0000-01-S	8552JMEG - Jmeg Llc - Provide and install electrical to Hoist Trolley per RFI 154 (see attached backup).	\$5,139.00
002	00-6216-00-M	Builders Risk	\$6.68
003	00-6216-06-M	SDI	\$61.67
004	00-6216-03-M	General Liability Insurance	\$56.53
005	00-6113-00-M	Performance Bonds	\$34.95
006	99-9999-99-F	Fee	\$102.78
003		CR 062 - ASI 13 Electrical Changes/Technology and Security Modifications	\$49,120.52
001	04-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys -	\$2,561.68
002	28-0000-01-S	8552ENTE - Entech Sales & Service Llc -	\$22,750.00
003	26-0000-01-S	8552JMEG - Jmeg Llc -	\$7,431.00
004	09-0000-05-S	8552ONEA - O'neal Commercial Painting Llc -	\$2,500.00
005	27-0000-01-S	8552CECF - Cec Facilities Group Llc -	\$11,489.81
006	00-6216-00-M	Builders Risk	\$60.75
007	00-6216-06-M	SDI	\$560.79
008	00-6216-03-M	General Liability Insurance	\$514.06
009	00-6113-00-M	Performance Bonds	\$317.78
010	99-9999-99-F	Fee	\$934.65
004		CR 063 - SP - Install of Fiber Conduit	\$12,990.55
001	26-0000-01-S	8552JMEG - Jmeg Llc -	\$12,359.00
002	00-6216-00-M	Builders Risk	\$16.07
003	00-6216-06-M	SDI	\$148.31
004	00-6216-03-M	General Liability Insurance	\$135.95
005	00-6113-00-M	Performance Bonds	\$84.04
006	99-9999-99-F	Fee	\$247.18
005		CR 057 - RFI #155 - SP - Unit Heaters EUH6 & EUH-7 Emergency Power	\$10,637.14
001	26-0000-01-S	8552JMEG - Jmeg Llc - Provide and install power to the EUH's 6&7 per RFI # 155 (see attached proposal).	\$10,120.00
002	00-6216-00-M	Builders Risk	\$13.16
003	00-6216-06-M	SDI	\$121.44
004	00-6216-03-M	General Liability Insurance	\$111.32
005	00-6113-00-M	Performance Bonds	\$68.82
006	99-9999-99-F	Fee	\$202.40
006		CR 064 - RFI #187 - RD - DOWNSPOUT AND DRAINAGE	\$14,695.43

Project: 8552 - City of Greenville SportsPark Center / Reecy Davis

Item#	Cost Code	Description	Amount
001	33-0000-01-S	8552PENN - Leland Pennington - Adding drainage to existing downspouts at front entrance.	\$13,981.00
002	00-6216-00-M	Builders Risk	\$18.18
003	00-6216-06-M	SDI	\$167.77
004	00-6216-03-M	General Liability Insurance	\$153.79
005	00-6113-00-M	Performance Bonds	\$95.07
006	99-9999-99-F	Fee	\$279.62
007		CR 066 - RFI #202 - RD - Aluminum Drip Edge at Multi-Purpose Storefronts (A) and (B)	\$2,364.98
001	08-0000-03-S	8552SUNB - Sunbelt Glaziers Llc - Adding drip edge at window sills at Mult Purpose storefronts (A), (B), (C) and (D)	\$2,250.00
002	00-6216-00-M	Builders Risk	\$2.93
003	00-6216-06-M	SDI	\$27.00
004	00-6216-03-M	General Liability Insurance	\$24.75
005	00-6113-00-M	Performance Bonds	\$15.30
006	99-9999-99-F	Fee	\$45.00
008		CR 067 - RFI #195 - RD-Perforated Pipe at Turf	\$1,618.69
001	32-0000-02-S	8552OAKR - Oakridge Landscp & Irrigation -	\$1,540.00
002	00-6216-00-M	Builders Risk	\$2.00
003	00-6216-06-M	SDI	\$18.48
004	00-6216-03-M	General Liability Insurance	\$16.94
005	00-6113-00-M	Performance Bonds	\$10.47
006	99-9999-99-F	Fee	\$30.80
009		CR 068 - Credit for Lighted Mirrors at Reecy Davis	-\$4,057.25
001	10-0000-01-S	8552PDVA - Pdv Associates Inc - Credit for not providing and installing the lighted mirrors at RD	-\$3,860.00
002	00-6216-00-M	Builders Risk	-\$5.02
003	00-6216-06-M	SDI	-\$46.32
004	00-6216-03-M	General Liability Insurance	-\$42.46
005	00-6113-00-M	Performance Bonds	-\$26.25
006	99-9999-99-F	Fee	-\$77.20
010		CR 069 - RFI #175 - SP- Elevator Wall W-1083 to 1080	\$4,029.81
001	09-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys -	\$3,833.90
002	00-6216-00-M	Builders Risk	\$4.98
003	00-6216-06-M	SDI	\$46.01
004	00-6216-03-M	General Liability Insurance	\$42.17
005	00-6113-00-M	Performance Bonds	\$26.07
006	99-9999-99-F	Fee	\$76.68
011		CR 070 - Batting Cages at SP	\$24,668.27
001	11-0000-02-S	8552GOAT - Goat Athletix Inc - Provide and install Option 1 Batting Cage with Center Lift along with the Heavy Duy Nylon Netting. This price also includes the deduct of (1) Draper Divider Curtain.	\$23,469.00
002	00-6216-00-M	Builders Risk	\$30.51
003	00-6216-06-M	SDI	\$281.63
004	00-6216-03-M	General Liability Insurance	\$258.16
005	00-6113-00-M	Performance Bonds	\$159.59
006	99-9999-99-F	Fee	\$469.38
012		CR 050 - RD Miscellaneous Patch Work Over Existing Electrical Boxes, Corner Bead, Covered Open Holes and Frame Sheetrock 6" around Gym	\$10,973.19
001	09-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys - RD Miscellaneous Patch Work Over Existing Electrical Boxes, Corner Bead, Covered Open Holes and Frame Sheetrock 6" around Gym	\$10,439.72
002	00-6216-00-M	Builders Risk	\$13.57
003	00-6216-06-M	SDI	\$125.28
004	00-6216-03-M	General Liability Insurance	\$114.84
005	00-6113-00-M	Performance Bonds	\$70.99
006	99-9999-99-F	Fee	\$208.79
013		CR 073 - RD - Painting Existing Gym Equipment	\$9,430.46
001	09-0000-05-S	8552ONEA - O'neal Commercial Painting Llc - RD - Painting Existing Gym Equipment	\$8,972.00
002	00-6216-00-M	Builders Risk	\$11.66
003	00-6216-06-M	SDI	\$107.66
004	00-6216-03-M	General Liability Insurance	\$98.69
005	00-6113-00-M	Performance Bonds	\$61.01
006	99-9999-99-F	Fee	\$179.44

The Original Agreement Value was.....	\$55,857,132.00
Sum of Changes by prior Owner Change Orders.....	\$1,443,179.61
The Agreement Value prior to this Owner Change Order.....	\$57,300,311.61
The Agreement Value will be changed by this Owner Change Order in the amount of...	\$168,083.64
The new Agreement Value including this Owner Change Order.....	\$57,468,395.25
The Agreement Time will be modified by.....	0 Days

Project: 8552 - City of Greenville SportsPark Center / Reecy Davis

The new Contractual Completion Date will be

05/05/2026

IN WITNESS WHEREOF, the parties have executed this Subcontract effective as of the day and year first above written.

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature:

By: Kirk DawsonIts: Sr. Project Manager**OWNER****City of Greenville Texas**

Signature:

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 054
Status: Pending Approval
Change Date: 07/23/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 054**Date: 07/23/2025****Change Request Description:**

ASI 12 - SP+RD Misc. Updates

Change Request Details:

Item#	Cost Code	Description	Amount
014	09-0000-02-S	8552EXPO - Exposed Floor Design Group Llc Ceramic/ Resilient/ Carpet	\$5,012.50
018	08-0000-01-S	8552INTE - Integrityone Solutions Llc Doors/ Frames/ Hardware	\$9,925.00
019	03-0000-03-S	8552JDSC - Jds Contractors Llc Concrete Subcontractor	\$1,248.00
032	08-0000-03-S	8552SUNB - Sunbelt Glaziers Llc Glass and Glazing	\$8,750.51
M-001	00-6216-00-M	Builders Risk	\$32.42
M-002	00-6216-06-M	SDI	\$299.23
M-003	00-6216-03-M	General Liability Insurance	\$274.30
M-004	00-6113-00-M	Performance Bonds	\$169.56
M-005	99-9999-99-F	Fee	\$498.72

Proposed Amount \$26,210.24

Requested Days 0 Days

CONTRACTOR

AP Gulf States, INC

dba Adolfson & Peterson Construction

Signature: Kirk Dawson
Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=a-p, DC=com
Date: 2025.09.10 14:40:28-0500

By: Kirk Dawson

Its: Sr. Project Manager

OWNER

City of Greenville Texas

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
 Date: 09/23/2024
 Project #: 8552
 Project Name: City of Greenville SportsPark Center /
 Reecy Davis
 Project Address: 6705 Monty Stratton Parkway
 Greenville, TX 75401

CHANGE DETAILS

CR: 050
 Status: Pending Approval
 Change Date: 07/16/2025

OWNER:

City of Greenville Texas
 2821 Washington Street
 Greenville, TX 75401

Change Request: 050
Date: 07/16/2025
Change Request Description:

RD Miscellaneous Patch Work Over Existing Electrical Boxes, Corner Bead, Covered Open Holes and Frame Sheetrock 6" around Gym.

Change Request Details:

Item#	Cost Code	Description	Amount
001	09-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys RD Miscellaneous Patch Work Over Existing Electrical Boxes, Corner Bead, Covered Open Holes and Frame Sheetrock 6" around Gym	\$10,439.72
M-001	00-6216-00-M	Builders Risk	\$13.57
M-002	00-6216-06-M	SDI	\$125.28
M-003	00-6216-03-M	General Liability Insurance	\$114.84
M-004	00-6113-00-M	Performance Bonds	\$70.99
M-005	99-9999-99-F	Fee	\$208.79

Proposed Amount \$10,973.19

Requested Days 0 Days

CONTRACTOR
AP Gulf States, INC

dba Adolfson & Peterson Construction

 Signature:  Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=a-p, DC=com
Date: 2025.09.24 15:23:03 -0500

 By: Kirk Dawson

 Its: Sr. Project Manager
OWNER
City of Greenville Texas

 Signature: 

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 056
Status: Pending Approval
Change Date: 07/30/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 056**Date: 07/30/2025****Change Request Description:**

Provide labor and material to install the electrical to the Hoist Trolley power per RFI 154 (see attached back up).

Change Request Details:

Item#	Cost Code	Description	Amount
002	26-0000-01-S	8552JMEG - Jmeg Llc Provide and install electrical to Hoist Trolley per RFI 154 (see attached backup).	\$5,139.00
M-001	00-6216-00-M	Builders Risk	\$6.68
M-002	00-6216-06-M	SDI	\$61.67
M-003	00-6216-03-M	General Liability Insurance	\$56.53
M-004	00-6113-00-M	Performance Bonds	\$34.95
M-005	99-9999-99-F	Fee	\$102.78

Proposed Amount \$5,401.61

Requested Days 0 Days

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature: Kirk Dawson
Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=a-p, DC=com
Date: 2025.07.30 08:27:09-05'00'

By: Kirk Dawson

Its: Sr. Project Manager

OWNER**City of Greenville Texas**

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 057
Status: Pending Approval
Change Date: 07/30/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 057**Date: 07/30/2025**

Change Request Description:

RFI #155 - SP - Unit Heaters EUH6 & EUH-7 Emergency Power

Change Request Details:

Item#	Cost Code	Description	Amount
001	26-0000-01-S	8552JMEG - Jmeg Llc Provide and install power to the EUH's 6&7 per RFI # 155 (see attached proposal).	\$10,120.00
M-001	00-6216-00-M	Builders Risk	\$13.16
M-002	00-6216-06-M	SDI	\$121.44
M-003	00-6216-03-M	General Liability Insurance	\$111.32
M-004	00-6113-00-M	Performance Bonds	\$68.82
M-005	99-9999-99-F	Fee	\$202.40

Proposed Amount \$10,637.14

Requested Days 0 Days

CONTRACTOR

AP Gulf States, INC

dba Adolfson & Peterson Construction

Signature: Kirk Dawson

Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=ap, DC=com
Date: 2025.07.30 15:16:09 -0500

By: Kirk Dawson

Its: Sr. Project Manager

OWNER

City of Greenville Texas

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
 Date: 09/23/2024
 Project #: 8552
 Project Name: City of Greenville SportsPark Center /
 Reecy Davis
 Project Address: 6705 Monty Stratton Parkway
 Greenville, TX 75401

CHANGE DETAILS

CR: 062
 Status: Pending Approval
 Change Date: 08/14/2025

OWNER:

City of Greenville Texas
 2821 Washington Street
 Greenville, TX 75401

Change Request: 062
Date: 08/14/2025
Change Request Description:

ASI 13 Electrical Changes/Technology and Security Modifications (see attached proposals). AP is requesting an additional 7 calendar days at Reecy Davis due to the added cost/scope for this change request. AP is not seeking any additional GC reimbursement for this change request. Please consider a time extension of 7 calendar days as requested. This would revise the substantial completion date to October 22th 2025.

Change Request Details:

Item#	Cost Code	Description	Amount
003	04-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys Masonry Subcontractor	\$2,561.68
013	28-0000-01-S	8552ENTE - Entech Sales & Service Llc Security/ Access Control	\$22,750.00
023	26-0000-01-S	8552JMEG - Jmeg Llc Electrical/ Fire Alarm Subcontractor	\$7,431.00
026	09-0000-05-S	8552ONEA - O'neal Commercial Painting Llc Painting & Wall Coverings	\$2,500.00
045	27-0000-01-S	8552CECF - Cec Facilities Group Llc Communication/ Audio Visual	\$11,489.81
M-001	00-6216-00-M	Builders Risk	\$60.75
M-002	00-6216-06-M	SDI	\$560.79
M-003	00-6216-03-M	General Liability Insurance	\$514.06
M-004	00-6113-00-M	Performance Bonds	\$317.78
M-005	99-9999-99-F	Fee	\$934.65

Proposed Amount \$49,120.52

Requested Days 7 Days

CONTRACTOR
AP Gulf States, INC

dba Adolfson & Peterson Construction

 Signature: **Kirk Dawson**

 Digitally signed by Kirk Dawson
 DN: CN=Kirk Dawson, OU=End Users,
 OU=AP Users, DC=a-p, DC=com
 Date: 2025.09.09 15:21:11-05'00'

 By: Kirk Dawson

 Its: Sr. Project Manager
OWNER
City of Greenville Texas

 Signature: 

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 063
Status: Pending Approval
Change Date: 08/19/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 063**Date: 08/19/2025****Change Request Description:**

Installing fiber conduit from the main building IT room to the pavilion.

Change Request Details:

Item#	Cost Code	Description	Amount
001	26-0000-01-S	8552JMEG - Jmeg Llc Electrical/ Fire Alarm Subcontractor	\$12,359.00
M-001	00-6216-00-M	Builders Risk	\$16.07
M-002	00-6216-06-M	SDI	\$148.31
M-003	00-6216-03-M	General Liability Insurance	\$135.95
M-004	00-6113-00-M	Performance Bonds	\$84.04
M-005	99-9999-99-F	Fee	\$247.18

Proposed Amount \$12,990.55

Requested Days 0 Days

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature: Kirk Dawson
Digitally signed by Kirk Dawson
DN: cn=Kirk Dawson, ou=End Users,
ou=AP Users, dc=ap, dc=com
Date: 2025.08.19 18:25:52 -0500

By: Kirk Dawson

Its: Sr. Project Manager

OWNER**City of Greenville Texas**

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 064
Status: Pending Approval
Change Date: 08/21/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 064**Date: 08/21/2025**

Change Request Description:

Adding drains to existing downspouts a front entrance.

Change Request Details:

Item#	Cost Code	Description	Amount
001	33-0000-01-S	8552PENN - Leland Pennington Adding drainage to existing downspouts at front entrance.	\$13,981.00
M-001	00-6216-00-M	Builders Risk	\$18.18
M-002	00-6216-06-M	SDI	\$167.77
M-003	00-6216-03-M	General Liability Insurance	\$153.79
M-004	00-6113-00-M	Performance Bonds	\$95.07
M-005	99-9999-99-F	Fee	\$279.62

Proposed Amount \$14,695.43

Requested Days 0 Days

CONTRACTOR

AP Gulf States, INC

dba Adolfson & Peterson Construction

Signature:

Kirk Dawson

Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=a-p, DC=com
Date: 2025.08.22 08:32:03-05'00'

By: Kirk Dawson

Its: Sr. Project Manager

OWNER

City of Greenville Texas

Signature:



By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 066
Status: Pending Approval
Change Date: 08/26/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 066**Date: 08/26/2025****Change Request Description:**

RFI 202 RD - Adding Aluminum drip edge to storefront windows (A), (B), (C) and (D)

Change Request Details:

Item#	Cost Code	Description	Amount
001	08-0000-03-S	8552SUNB - Sunbelt Glaziers Llc Adding drip edge at window sills at Mult Purpose storefronts (A), (B), (C) and (D)	\$2,250.00
M-001	00-6216-00-M	Builders Risk	\$2.93
M-002	00-6216-06-M	SDI	\$27.00
M-003	00-6216-03-M	General Liability Insurance	\$24.75
M-004	00-6113-00-M	Performance Bonds	\$15.30
M-005	99-9999-99-F	Fee	\$45.00

Proposed Amount \$2,364.98

Requested Days 0 Days

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature: Kirk Dawson
Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users,
OU=AP Users, DC=a-p, DC=oom
Date: 2025.08.26 09:16:33-0500'

By: Kirk Dawson

Its: Sr. Project Manager

OWNER**City of Greenville Texas**Signature: 

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 067
Status: Pending Approval
Change Date: 08/26/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 067**Date: 08/26/2025****Change Request Description:**

Per detail 8/L3.1 It calls for a 6" perforated pipe underneath the turf area but no direction as to which way it should drain. Per RFI, the pipe shall be tied into the storm line.

Change Request Details:

Item#	Cost Code	Description	Amount
001	32-0000-02-S	8552OAKR - Oakridge Landscp & Irrigation Landscaping Sub	\$1,540.00
M-001	00-6216-00-M	Builders Risk	\$2.00
M-002	00-6216-06-M	SDI	\$18.48
M-003	00-6216-03-M	General Liability Insurance	\$16.94
M-004	00-6113-00-M	Performance Bonds	\$10.47
M-005	99-9999-99-F	Fee	\$30.80

Proposed Amount \$1,618.69

Requested Days 0 Days

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature: **Kirk Dawson**
Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End Users, OU=AP
User, DC=a-p, DC=com
Date: 2025.08.26 09:20:15-0500'By: Kirk DawsonIts: Sr. Project Manager**OWNER****City of Greenville Texas**Signature: 

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 068
Status: Pending Approval
Change Date: 08/26/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 068**Date: 08/26/2025**

Change Request Description:

Credit for Lighted Mirrors at Reecy Davis

Change Request Details:

Item#	Cost Code	Description	Amount
001	10-0000-01-S	8552PDVA - Pdv Associates Inc Credit for not providing and installing the lighted mirrors at RD	-\$3,860.00
M-001	00-6216-00-M	Builders Risk	-\$5.02
M-002	00-6216-06-M	SDI	-\$46.32
M-003	00-6216-03-M	General Liability Insurance	-\$42.46
M-004	00-6113-00-M	Performance Bonds	-\$26.25
M-005	99-9999-99-F	Fee	-\$77.20

Proposed Amount -\$4,057.25

Requested Days 0 Days

CONTRACTOR

AP Gulf States, INC

dba Adolfson & Peterson Construction

Signature: Kirk Dawson

Digitally signed by Kirk Dawson
DN: cn=Kirk Dawson, ou=End Users,
ou=AP Users, dc=ap, dc=com
Date: 2025.08.28 11:00:08 -0500

By: Kirk Dawson

Its: Sr. Project Manager

OWNER

City of Greenville Texas

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity,
please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 069
Status: Pending Approval
Change Date: 09/03/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 069**Date: 09/03/2025****Change Request Description:**

Per RFI 175 the wall type of the elevator is to be a W1080.

Change Request Details:

Item#	Cost Code	Description	Amount
001	09-0000-01-S	8552TRIN - Trinity Drywall & Plstrng Sys Drywall	\$3,833.90
M-001	00-6216-00-M	Builders Risk	\$4.98
M-002	00-6216-06-M	SDI	\$46.01
M-003	00-6216-03-M	General Liability Insurance	\$42.17
M-004	00-6113-00-M	Performance Bonds	\$26.07
M-005	99-9999-99-F	Fee	\$76.68

Proposed Amount \$4,029.81

Requested Days 0 Days

CONTRACTOR**AP Gulf States, INC**

dba Adolfson & Peterson Construction

Signature: Kirk Dawson

Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End
Users, OU=AP Users, DC=a-p,
DC=com
Date: 2025.09.03 11:09:50-05'00'

By: Kirk Dawson

Its: Sr. Project Manager

OWNER**City of Greenville Texas**Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

CHANGE REQUEST

AGREEMENT DETAILS:

Agreement #: 8552
Date: 09/23/2024
Project #: 8552
Project Name: City of Greenville SportsPark Center /
Reecy Davis
Project Address: 6705 Monty Stratton Parkway
Greenville, TX 75401

CHANGE DETAILS

CR: 070
Status: Pending Approval
Change Date: 09/03/2025

OWNER:

City of Greenville Texas
2821 Washington Street
Greenville, TX 75401

Change Request: 070

Date: 09/03/2025

Change Request Description:

Provide and install Option 1 Batting Cages (see attached Backup). To include Turf Batting Cage and the Heavy Duty Nylon Netting. This cost also includes the \$9,000.00 credit for (1) Draper Fold Up Divider Curtain.

Change Request Details:

Item#	Cost Code	Description	Amount
001	11-0000-02-S	8552GOAT - Goat Athletix Inc Provide and install Option 1 Batting Cage with Center Lift along with the Heavy Duy Nylon Netting. This price also includes the deduct of (1) Draper Divider Curtain.	\$23,469.00
M-001	00-6216-00-M	Builders Risk	\$30.51
M-002	00-6216-06-M	SDI	\$281.63
M-003	00-6216-03-M	General Liability Insurance	\$258.16
M-004	00-6113-00-M	Performance Bonds	\$159.59
M-005	99-9999-99-F	Fee	\$469.38

Proposed Amount \$24,668.27

Requested Days 0 Days

CONTRACTOR

AP Gulf States, INC

dba Adolfson & Peterson Construction

Signature: Kirk Dawson
Digitally signed by Kirk Dawson
DN: CN=Kirk Dawson, OU=End
Users, OU=AP Users, DC=a-p,
DC=com
Date: 2025.09.03 14:28:13 -0500

By: Kirk Dawson

Its: Sr. Project Manager

OWNER

City of Greenville Texas

Signature: 

By:

Its:

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

AGREEMENT DETAILS:

Agreement #: 8552
 Date: 09/23/2024
 Project #: 8552
 Project Name: City of Greenville SportsPark Center /
 Reecy Davis
 Project Address: 6705 Monty Stratton Parkway
 Greenville, TX 75401

CHANGE DETAILS

CR: 073
 Status: Pending Approval
 Change Date: 09/22/2025

OWNER:

City of Greenville Texas
 2821 Washington Street
 Greenville, TX 75401

Change Request: 073
Date: 09/22/2025
Change Request Description:

RD - Painting Existing Gym Equipment at the request by the Owner. After discussing this with the team, the most cost-effective way would push the flooring install by a week. This would minimize added floor protection and possible damage to the new flooring. AP is requesting an additional 7 calendar days at Reecy Davis due to the added cost/scope for this change request. AP is not seeking any additional GC reimbursement for this change request. Please consider a time extension of 7 calendar days as requested. This would revise the substantial completion date to October 29th 2025.

Change Request Details:

Item#	Cost Code	Description	Amount
001	09-0000-05-S	8552ONEA - O'neal Commercial Painting Llc RD - Painting Existing Gym Equipment	\$8,972.00
M-001	00-6216-00-M	Builders Risk	\$11.66
M-002	00-6216-06-M	SDI	\$107.66
M-003	00-6216-03-M	General Liability Insurance	\$98.69
M-004	00-6113-00-M	Performance Bonds	\$61.01
M-005	99-9999-99-F	Fee	\$179.44

Proposed Amount \$9,430.46

Requested Days 0 Days

CONTRACTOR
AP Gulf States, INC

dba Adolfson & Peterson Construction

 Signature: **Kirk Dawson**

 Digitally signed by Kirk Dawson
 DN: CN=Kirk Dawson, OU=End Users,
 OU=AP Users, DC=a-p, DC=com
 Date: 2025.09.23 13:49:31-0500

 By: Kirk Dawson

 Its: Sr. Project Manager
OWNER
City of Greenville Texas

 Signature: 

By: _____

Its: _____

Adolfson & Peterson Construction is committed to absolute integrity. If you observe an unethical or unsafe activity, please contact our anonymous INTEGRITY HOTLINE! at 866-858-9095.

RESOLUTION NO. 25-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A CHANGE ORDER WITH ADOLFSON AND PETERSON CONSTRUCTION (AP GULF STATES, INC) FOR THE RECREATION CENTER CONSTRUCTION PROJECT AND REECY DAVIS EXPANSION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, In August of 2024, The City of Greenville entered into a construction services agreement with AP Gulf States, Inc. for Recreation Centers Bond in the amount of \$56,707,132.00; and

WHEREAS, change order #12 in accordance with Texas Local Government Code §271.060 is necessary for work being performed at the SportsPark Center and the Reecy Davis expansion project; and

WHEREAS, the City Council believes it to be in the best interest of the citizens of Greenville to authorize said change order.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. The City Council hereby authorizes the City Manager to approve a Change Order for the SportsPark Center/Reecy Davis Expansion projects with AP Gulf States, Inc., in an amount not to exceed \$168,083.64.

Original Agreement Value	\$ 55,857,132.00
Owner approved Change Order 001	163,553.21
Owner approved Change Order 002	30,275.83
Owner approved Change Order 003	262,432.32
Owner approved Change Order 004	147,713.13
Owner approved Change Order 005	(\$5,275.78)
Owner approved Change Order 006	26,879.78
Owner approved Change Order 007	95,809.86
Owner approved Change Order 008	132,477.76
Owner approved Change Order 009	119,697.17
Owner approved Change Order 010	\$ 447,712.45
Owner approved Change Order 011	\$ 21,903.88
<u>Agreement Value prior to this Change Order 012</u>	<u>\$ 57,300,311.61</u>
Change Order 012	\$ 168,083.64

<u>New Agreement Value</u>	<u>\$ 57,468,395.25</u>
----------------------------	-------------------------

SECTION 2. If any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any

court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 3. This Resolution shall take effect and be in full force immediately upon its passage and approval.

PASSED AND APPROVED, this 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 8B

Contact: Carla Oldacre, City Secretary

Contact Email: coldacre@ci.greenville.tx.us

Contact Phone: (903)457-3121

Subject: Consideration and action on a resolution selecting a candidate for the Texas Municipal League (TML) Region 13 Director from the nominees presented on the Official Ballot received. (Mayor Jerry J. Ransom)

1. Background/History:

The City of Greenville is represented by TML Region 13. The directors are selected for a two-year (2) term, and are elected on odd years. The current director's term will expire and the incoming director will begin their term on October 31, 2025 at the conclusion of the TML: Annual Conference.

2. Findings/Current Activity

The current Region 13 Director is Councilmember Stanley Jaglowski of Lancaster. This is Jaglowski's first term - directors may serve up to (2) consecutive two-year terms.

3. Financial Impact/Account No.

None.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

Consideration of ballot and selection of one (1) candidate to serve as TML Region 13 Director.



OFFICIAL BALLOT (Corrected 9/9/2025)

Texas Municipal League (TML) Region 13 Director Election

This is the official ballot for the election of the Region 13 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 13 Director (select one)

☐

Crystal Chism, Mayor Pro Tem, DeSoto

☐

Stanley Jaglowski, Councilmember, Lancaster (Incumbent)

☐

John Lopez, Councilmember, Grand Prairie

☐

Wes Mays, Mayor, Coppel

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2025.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of City

Region 13 Director Candidate Biographies Page 1 of 2



Crystal Chism, Mayor Pro Tem, DeSoto

Crystal Chism proudly serves the City of DeSoto as mayor pro tem and councilmember for Place 6, currently in her second term. A native of Dallas, Texas, she is a graduate of Dallas ISD's Skyline High School, class of 2001. Following graduation, she dedicated the next ten years to military service, both active duty and reserve, and is a proud combat veteran. She went on to earn an Associate of Arts degree from Mountain View Community College and a Bachelor of Business Administration in Management from the University of Texas at Arlington. On the DeSoto City Council, Chism serves as liaison to the Citizens Police Advisory Committee, Veterans Affairs Committee, DeSoto Rotary, and the North Texas Council of Governments Emergency Preparedness Planning Council. Her leadership extends beyond

DeSoto through service on statewide and national boards and committees, including: Texas Municipal League Budget and Audit Committee member, Texas Association of Black City Council Members treasurer, Texas Municipal League Legislative Policy Summit delegate (2022, 2024), National League of Cities Federal Advocacy Community and Economic Development Committee member, National League of Cities REAL (Race, Equity, and Leadership) Council member, and Leadership Southwest Board of Directors member. Chism's dedication has been recognized with numerous honors, including the 2023 Community Service Award from TLOD, Inc. Trinity West Chapter, the 2024 Woman of the Year Award from Zeta Phi Beta Sorority, Inc., and the prestigious Texas Municipal League Certified Municipal Official (CMO) designation.



Stanley Jaglowski, Councilmember, Lancaster (Incumbent)

Councilmember Stanley Jaglowski has been proudly serving his community on the Lancaster City Council since 2011. His focus and committed involvement has led to many recognized and notable successes for himself and the City. Jaglowski continues to work on his Certified Municipal Officer (CMO) designation from TML since 2015. This designation, held by less than one hundred other Texas elected officials, is awarded to officials who commit time on enhancing their knowledge of governance roles and city government through a variety of educational opportunities. In both 2019 and 2025, Jaglowski earned the Texas Municipal League's prestigious "Award of Excellence" for maintaining five consecutive years of Certified Municipal Official (CMO) status—an achievement that brought statewide recognition to the City. He has served in various capacities across several boards and committees over the years, including Lancaster's Tax Increment Financing

Reinvestment Zone (TIRZ) Board of Directors, the Nominating Committee for the Texas Association of Mayors, Councilmembers and Commissioners, the TML Resolutions Committee, the TML Municipal Policy Summit, the Lancaster Comprehensive Planning Committee, the Institutional Animal Care and Use Committee for Dallas College, the ERCOT Advisory Board, and the TML Broadband Advisory Committee. He was elected secretary of TML Region 13 in September 2019 and rose to vice president in February 2021. Today, he proudly serves as president and TML board director of TML Region 13, continuing his commitment to regional leadership and municipal excellence. Jaglowski is a dedicated public servant committed to a healthy, safe, and engaged community.

Region 13 Director Candidate Biographies Page 2 of 2



John Lopez, Councilmember, Grand Prairie

John Lopez represents Grand Prairie's Council District 4. He was first elected in June 2019 and was appointed to serve as mayor pro tem for 2023-2024. He currently serves as chair of the City Council Development Committee where they hear items from city staff on current, future and proposed construction, economic development, planning and zoning items and new business. Previously, he served as chair of the Council Public Safety, Health and Environment Committee. Lopez has served the public for many years prior to his election including on various City of Grand Prairie boards and commissions: Planning and Zoning Commission vice-chair and secretary, Zoning Board and Adjustments, Community Rating System Program Public Information Committee, Public Safety, Health and Environment Committee, City Council Development Committee, and Grand Prairie 2020 Census Committee. On the national level, Lopez was appointed to the National

League of Cities Transportation and Infrastructure Services Committee in 2001 and was reappointed in 2023 and 2025. Additionally, he has served on the following community boards and commissions: Grand Prairie Independent School District Education Improvement Council, Grand Prairie ISD Bond Committee and Dream Weaver Foundation, Inc., Grand Prairie Cinco de Mayo Committee, League of United Latin American Citizens Council 22262, and the Hispanic Association for Culture and Education, Inc. He currently serves on Every Good Work of North Texas Advisory Board, National Association of Latino Elected and Appointed Officials (NALEO), the Association of Hispanic Municipal Officials (AHMO), and the National League of Cities Hispanic Elected Local Officials constituency group (HELO). Lopez has called Grand Prairie home for decades. He and his wife Michele have two amazing children and one grandchild. They attend Saint Michael the Archangel Catholic Church.



Wes Mays, Mayor, Coppel

Mayor Wes Mays was first elected to the Coppel City Council in 2012, was elected mayor in 2021, and is the 2025-2026 president of the Metroplex Mayors Association. His regional leadership extends to the executive board of the Circle 10 Council of Scouting America and the board of the DFW Airport. He served as president of both the Arbor Manors and Westbury Manor Homeowners Associations, is a graduate of Leadership North Texas, and participated in Coppel's Citizen Summit. Throughout his tenure, he has provided vital liaison services connecting the City to key partners, including Coppel ISD, North Central Council of Governments, Carrollton/Farmers Branch ISD, Lewisville ISD, and Metrocrest Community Clinic. Mays brings extensive technical and leadership expertise to his role. He holds a Bachelor of Science in Electrical Engineering from Texas A&M University and serves

as an executive engineering manager specializing in advanced electronic design and strategic development. As a registered Professional Engineer, he holds multiple patents spanning Radio-Frequency Identification (RFID), radio frequency design, and communication systems. Mayor Mays is an Eagle Scout who has earned the prestigious Silver Beaver Award and District Award of Merit. As an Extra Class amateur radio operator (N5HK), he maintains active involvement in emergency communications. He shares his musical talents as a saxophonist with both the First United Methodist Church wind ensemble and the Coppel Community Orchestra. He is also a member of the General Society of Mayflower Descendants. Mayor Mays and his wife, Linda, have been married since 1984 and are proud parents of two Coppel High School graduates. Their son, Chris, works as a project engineer in Irving, while their daughter, Allison, works as a commercial real estate appraiser residing in Coppel. They also have one granddaughter. The Mays family are active members of First United Methodist Church in Coppel.

RESOLUTION NO. 25-130

**A RESOLUTION SUPPORTING THE CANDIDACY OF WES MAYS,
MAYOR OF COPPELL FOR THE POSITION OF REGION 13 DIRECTOR;
AND SETTING AN EFFECTIVE DATE.**

WHEREAS, Mayor Mays has served as Mayor of the City of Coppel since 2021 and been a member of their City Council since 2012; and

WHEREAS, Mayor Mays currently serves as the 2025-2026 Metroplex Mayors Association President; and

WHEREAS, Mayor Wes Mays has a proven commitment to public service; and

WHEREAS, the TML Region 13 Director role will be selected at the October 2025 TML Annual Conference; and

WHEREAS, the City Council supports the candidacy and casts our vote in accordance with the will and majority of the City Council for the City of Greenville.

WHEREAS, the nominations will be submitted by the October 15, 2025, deadline, the City will receive a ballot listing all candidates and the City will cast final votes by December 15, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. The following candidate(s) nominated to be considered for TML Region 13 Director:

Wes Mays, Mayor Coppel

SECTION 2. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 3. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 4. This Resolution shall be in full force and October 14, 2025.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 8C

Contact: Summer Spurlock, City Manager

Contact Email: sspurlock@ci.greenville.tx.us

Contact Phone:

Subject: Consideration and action on a resolution approving a Master Agreement for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and administration services with P3 Works, LLC. (Summer Spurlock, City Manager)

1. Background/History:

The City Council approved a Professional Services Reimbursement/Payment Agreement with WC Realty Advisors Greenville, LLC (Wildcatter) on May 13, 2025.

The City and Wildcatter have determined that they wish to explore and negotiate the possibility of financing of a portion of the costs of the public improvements necessary for the development by means of one or more public improvement districts (each a "PID") pursuant to Chapter 372, Texas Local Government Code, as amended, entitled the Public Improvement District Assessment Act ("PID Act").

City Council contemplates approving and authorizing the creation of one or more Public Improvement Districts ("PIDs" or "Districts"), to finance the costs of certain public improvements for the benefit of properties within the Districts. The City may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended.

The City may consider creating a Tax Increment Reinvestment Zone ("TIRZ" or "Zone"), in which the boundary will include the boundary of the District, to fund certain improvements as authorized by the Tax Increment Financing Act, of the Texas Tax Code, Chapter 311, as amended.

The City requires specialized services related to the creation, revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District; the creation, revision and updating of the Final Project and Finance Plan ("Final Plan") and the Annual Reporting of the PID/TIRZ.

2. Findings/Current Activity

P3Works has the expertise to properly establish and administer the District/Zone and ensure compliance with Texas Local Government Code Chapter 372, and Texas Tax Code Chapter 311. The City desires to retain P3Works to provide District and Zone creation and administration services.

3. Financial Impact/Account No.

Wildcatter deposited with the City \$30,000 for payment of City Expenses necessary to conduct the review and analysis of whether creation of a PID is feasible.

The City will provide an explanation of the amounts paid for City Expenses to Wildcatter with each request for Wildcatter to remit an additional \$10,000. Wildcatter agrees that in the event the funds for City Expenses balance falls below \$5,000, then Wildcatter shall remit an additional amount of not less than \$10,000 within five (5) business days of receipt of such notice from the City.

Wildcatter's obligation to pay the City Expenses shall exist and continue independent of whether the PID or PID bonds or other indebtedness are approved.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
- 4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.**
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends the City Council consider approving a Master Agreement for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and administration services with P3 Works, LLC.

MASTER SERVICES AGREEMENT PROJECT AGREEMENT FORM

This Project Agreement Number _____, together with the Master Services Agreement between P3Works, LLC (“PID/TIRZ Administrator”) and The City of Greenville (“City”) as executed on _____, contain the full and complete understanding of the Parties and supersede all prior agreements and understandings between the Parties with respect to the entire subject of this Project Agreement. Only a written instrument signed by an authorized representative of each Party may amend this Project Agreement.

1. Services to be Performed. [select service to be performed]

P3Works, LLC will perform the tasks and responsibilities as indicated below and outlined in the Master Services Agreement:

_____ Public Improvement District (PID) Services (See Exhibit A)

_____ Tax Increment Reinvestment Zone (TIRZ) Services (See Exhibit B)

_____ Public Improvement District (PID) Services combined with Tax Increment Reinvestment Zone Services (See both Exhibits A and B)

PID Name: _____

TIRZ Name: _____

The Effective Date of this Agreement Form is _____, 20____.

CITY:

By: _____

Name: Summer Spurlock

Title: City Manager

Date:

CONSULTANT:

By: _____

Name: Mary V. Petty

Title: President

Date:

**MASTER AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT (PID) AND TAX
INCREMENT REINVESTMENT ZONE (TIRZ) CREATION AND
ADMINISTRATION SERVICES**

This Agreement for Public Improvement District (“PID”) and Tax increment Reinvestment Zone (“TIRZ”) Creation and Administration Services (“Agreement”) is entered into this ____ day of ____, 2025, by and between P3Works, LLC (“P3Works”), and the City of Greenville, Texas (“City”).

RECITALS

WHEREAS, the City Council contemplates approving and authorizing the creation of one or more Public Improvement Districts ("PIDs" or "Districts"), to finance the costs of certain public improvements for the benefit of properties within the Districts; and

WHEREAS, the City may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City may consider creating a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”), in which the boundary will include the boundary of the District, to fund certain improvements as authorized by the Tax Increment Financing Act, of the Texas Tax Code, Chapter 311, as amended; and

WHEREAS, the City requires specialized services related to the creation, revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District; the creation, revision and updating of the Final Project and Finance Plan (“Final Plan”) and the Annual Reporting of the PID/TIRZ as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District/Zone and ensure compliance with Texas Local Government Code Chapter 372, and Texas Tax Code Chapter 311; and

WHEREAS, the City desires to retain P3Works to provide District and Zone creation and administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I

TERM OF AGREEMENT

- 1.0 The Agreement shall be effective as of its approval by all parties, shall be for a period of three (3) years, and shall automatically continue each year on a year-to-year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II

SERVICES TO BE PROVIDED BY P3WORKS

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibits “A” and “B”, which are attached hereto and incorporated into this Agreement by this reference.

2.1 P3Works agrees its services pursuant to this Agreement shall at all times be subject to the control and supervision of the City and nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees, agents or representatives are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibits “A” and “B”.

ARTICLE III

PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibits “A” and “B”. Once assessments have been levied the Monthly Collection Fees will begin, and then the February 1 following the levy of assessments, and each February 1 thereafter, the fees shall increase by 2%.

3.1 Monthly invoices shall be submitted to the City for work completed under the rates provided in Exhibits “A” and “B”. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of \$200 without written consent of the City.

3.3 P3Works agrees the only source of payment for P3Works’ fees and services shall be the District/Zone or funds advanced by the developer. It is expressly agreed and understood the City general fund shall never be used to pay for any expenses relating to P3Works’ administration of the District/Zone. The City has entered into a Professional Services Reimbursement Agreement with the developer or landowner to fund an escrow, from which the City will pay for services until District/Zone funds shall be used. In the event there is insufficient District/Zone funds in a given year to pay P3Works’ fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District/Zone funds or funds advanced by the developer. However, if the developer or landowner does not fund or replenish the funds under the Professional Services Reimbursement Agreement, then at P3Works’ discretion and in accordance with such Agreement, work will cease until such time as the escrow is funded and past due invoices are paid.

ARTICLE IV

TERMINATION OF THIS AGREEMENT

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

ARTICLE V

INDEMNIFICATION

5.0 GENERAL INDEMNIFICATION – P3WORKS HEREBY COVENANTS AND AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS OR LAWSUITS OF ANY KIND OR CHARACTER, WHETHER REAL OR ASSERTED, FOR EITHER PROPERTY DAMAGE OR LOSS (INCLUDING ALLEGED DAMAGE OR LOSS TO P3WORKS' BUSINESS AND ANY RESULTING LOST PROFITS) AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OR MALFEASANCE OF P3WORKS, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES.

ARTICLE VI

GENERAL PROVISIONS

6.0 This Agreement supersedes any and all agreements, including any Original PID/TIRZ Administration Agreement, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

6.1 Forum Selection and Severability - This Agreement shall be administered and interpreted under the laws of the State of Texas. Venue for any dispute brought for this Agreement shall be in Tarrant County, Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

6.2 Neither this Agreement nor any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City, which shall not be unreasonably withheld.

6.3 P3Works is a PID/TIRZ Administration firm, does not provide financial advice, and is not an Independent Registered Municipal Advisor under the SEC and MSRB Rules. Therefore, P3Works will request an IRMA Exemption Letter if not already provided on the City's website, and then will

provide to the City an IRMA Exemption Acceptance Letter in the general form attached as Exhibit “C” upon execution of the Agreement.

6.4 Independent contractor. It is expressly understood and agreed that P3Works shall operate as an independent consultant as to all rights and privileges granted herein, and not as agent, representative, or employee of the City. Subject to and in accordance with the conditions and provisions of this Agreement, P3Works shall have the exclusive right to control the details of its operations and activities and be solely responsible for the acts and omissions of its officers, agents, servants, employees, consultants and subcontractors. P3Works acknowledges that the doctrine of respondeat superior shall not apply as between the City, its officers, agents, servants and employees, and P3Works, its officers, agents, employees, servants, consultants and subcontractors. P3Works further agrees that nothing herein shall be construed as the creation of a partnership or joint enterprise between the City and P3Works. Neither P3Works nor any of P3Works’ employees or agents, shall be entitled to any benefits accorded to City’s employees, including without limitation, worker’s compensation, disability insurance, vacation, or sick pay.

6.5 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

6.6 Upon acceptance or approval by City, all deliverables prepared or assembled by P3Works under this Agreement, and any other related documents or items shall be delivered to City, in hard copy and digital format for City use only. All digital data which contains algorithms, formulas, methodologies, and related content provided to the City by P3Works shall remain the property of P3Works, and is provided as backup documentation to the deliverables, but shall not be released in digital format to any third-parties due to the proprietary nature of the intellectual data.

6.7 The City acknowledges P3Works’ ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter (“Confidential Information”) pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information. “Confidential Information” means all information that meets one or more of the following three conditions: (i) it has not been made available generally to the public either by P3Works, or by a third party with P3Works’ consent, (ii) it is useful or of value to the P3Works’s current or anticipated business or research and development activities, or those of a customer or supplier of P3Works, or (iii) it either has been identified as confidential to the City by P3Works (orally or in writing) or it has been maintained as confidential from outside parties and is recognized as intended for internal disclosure only. Confidential Information may include without limitation, technical, engineering, scientific, financial and commercial information, designs, inventions, copyright material, know-how, ideas, studies, findings, conclusions, data, samples, drawings, plans, charts, graphs, financial models, photographs, reports, letters, specifications, manuals, tables, formulae, formulations, spreadsheets, processes, operating and testing procedures, customer lists and pricing information. All records, reports, and other documents prepared by P3Works for the purposes of providing the services described in this Agreement shall be the property of the City. All such documents shall be made available to the City during the course of performance of this Agreement. Any reports, studies, photographs, negatives, or other documents or drawings prepared by P3Works in the performance of its obligations under this Agreement shall be the exclusive property of the City and all such materials shall be remitted to the City by P3Works upon completion, termination, or cancellation of this Agreement.

6.8 No deliverables or other information (including information given by City to P3Works to assist P3Works' performance under this Agreement) developed by, given to, prepared by or assembled under this Agreement shall be disclosed or made available to any third-party individual or organization that is not engaged to work on this project on behalf of the City by P3Works without the express prior written approval of the City.

6.9 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

6.10 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

6.11 All notices, requests, demands, and other communications which are required to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:

Mary V. Petty
President and Founder
P3Works, LLC
9284 Huntington Square
North Richland Hills, Texas 76182

To City:

Summer Spurlock
City Manager
City of Greenville
2821 Washington Street
Greenville, Texas 75401

6.12 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

6.13 By executing this Agreement, P3Works verifies it (i) does not boycott Israel (in accordance with Chapter 2272 of the Texas Government Code) and will not during the term of this Agreement, (ii) does not engage in business with Iran, Sudan or any company on the list referenced in Section 2252.152 of the Texas Government Code; (iii) does not boycott energy companies and will not during the term of this Agreement per Section 2274.002 of the Texas Government Code; and (iv) does not have a practice, policy, guidance or directive in this Agreement against a firearm entity or firearm trade association and will not during the term of this Agreement.

6.14 Counterparts. This Contract may be executed in two or more counterparts (including fax, email or electronic PDF counterparts), each of which shall be deemed an original and all of which together shall constitute one instrument.

6.15 Sovereign Immunity. The Parties agree neither the execution of this Agreement by the City nor another conduct, action or inaction of any City representative relating to the Agreement constitutes a waiver of sovereign immunity by the City.

Executed on this _____ day of _____, 2025:

P3Works, LLC

BY: _____
Mary V. Petty
President and Founder

City of Greenville

BY: _____
Summer Spurlock
City Manager

[Remainder of page intentionally left blank]

EXHIBIT A
PUBLIC IMPROVEMENT DISTRICT SERVICES TO BE PROVIDED

PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND ISSUANCE SUPPORT SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	Hourly Rate
<i>President</i>	<i>\$350</i>
<i>Vice President</i>	<i>\$325</i>
<i>Director, Regional Director</i>	<i>\$300</i>
<i>Senior Manager, Senior Project Manager</i>	<i>\$250</i>
<i>Manager, Project Manager</i>	<i>\$225</i>
<i>Senior Analyst</i>	<i>\$200</i>
<i>Analyst II</i>	<i>\$175</i>
<i>Analyst I</i>	<i>\$150</i>
<i>Administrative</i>	<i>\$125</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of PID Plan of Finance

1. P3Works will review project information and in conjunction with the City's Financial Advisor review a plan of finance for the proposed transaction, including:
2. Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives,
3. Identify areas of risk and with the City's Financial Advisor and solutions to mitigate the risks,
4. Bond sizing and bond phasing by improvement area,
5. Sources and uses of funds by improvement area,
6. Debt service schedules, and,
7. Assessment allocation and associated estimated annual installment by lot type for each improvement area.

Preparation of Service and Assessment Plan

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of the Assessment Roll.

Bond Issuance Support

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the

preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

BASIC DISTRICT ADMINISTRATION SERVICES

MONTHLY COLLECTION FEES WILL BEGIN ONCE ASSESSMENTS ARE LEVIED

If no bonds are sold:

Monthly Fee = \$1,500 beginning the first of the month following levy of assessments for the District for the first improvement area; and \$1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1st day of the month.)

If bonds are sold:

Monthly Fee amounts will be \$2,500 for the first improvement area beginning the first month following the issuance of bonds; and \$1,250 per month for each improvement area thereafter.

For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.

See Section below related to “Consulting Services Relating to Future Improvement Areas and related Bond Issuance” for hourly fees if bonds are contemplated.

Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update Service and Assessment Plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners’ associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved Service and Assessment Plan.
6. Identify any parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.

10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

Administration of Bond Funds (if bonds are sold)

1. Review and summarize the account statements for the funds maintained by the trustee. Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.
2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.

Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally. P3Works will not provide any commentary on City policy relating to PIDs.
2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will notify the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

Website Setup

1. Prepare website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In addition, P3Works will provide a link to District documents.

DISTRICT ADMINISTRATION SETUP SERVICES (Required for any existing PID not created by P3Works.)

\$10,000 One Time Lump Sum Fee

1. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
2. Prepare written summary of all City administration and disclosure requirements.

3. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
4. Meet with County Assessor's office to establish procedure for obtaining parcel information for assessment roll.
5. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.
6. Meet with City representatives to finalize policies and procedures relating to District Administration.

ADDITIONAL DISTRICT ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	Hourly Rate
<i>President</i>	<i>\$350</i>
<i>Vice President</i>	<i>\$325</i>
<i>Director, Regional Director</i>	<i>\$300</i>
<i>Senior Manager, Senior Project Manager</i>	<i>\$250</i>
<i>Manager, Project Manager</i>	<i>\$225</i>
<i>Senior Analyst</i>	<i>\$200</i>
<i>Analyst II</i>	<i>\$175</i>
<i>Analyst I</i>	<i>\$150</i>
<i>Administrative</i>	<i>\$125</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel will be billed at the hourly rates.*

Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement, including Seller's Disclosures.
3. Upon notification by any responsible party, or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee or the City's dissemination agent to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.

2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City's designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area.
3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Development Agreement Review Specific to the PID/TIRZ Boundary

1. Participate in meetings or calls at City Manager's, or his/her designee's, direction.
2. Review and comment on Development Agreement drafts.
3. Prepare Ad hoc analysis as requested.

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EXHIBIT B
TAX INCREMENT REINVESTMENT ZONE SERVICES TO BE PROVIDED
TIRZ FORMATION, PRELIMINARY AND FINAL PROJECT AND FINANCE PLAN
PREPARATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	Hourly Rate
<i>President</i>	<i>\$350</i>
<i>Vice President</i>	<i>\$325</i>
<i>Director, Regional Director</i>	<i>\$300</i>
<i>Senior Manager, Senior Project Manager</i>	<i>\$250</i>
<i>Manager, Project Manager</i>	<i>\$225</i>
<i>Senior Analyst</i>	<i>\$200</i>
<i>Analyst II</i>	<i>\$175</i>
<i>Analyst I</i>	<i>\$150</i>
<i>Administrative</i>	<i>\$125</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

Zone Due Diligence and Preparation of TIRZ Project and Finance Plan

1. P3Works will review project information and prepare a Preliminary Plan for the proposed creation, including:
 - a) Assessed value schedules and overall structuring to achieve City goals and objectives.
 - b) Drafting the TIRZ Agreement.
 - c) At the direction of Staff, facilitate presentations to the Council and the TIRZ Board.
2. Evaluate annual TIRZ Credit by lot type for each improvement area.

Preparation of Preliminary and Final Project Plan

1. P3Works will prepare a Preliminary Project and Finance Plan ("PPFP") and a Final Project and Finance Plan ("FPFP") to be adopted by the TIRZ Board and the City Council and included in the Official Statement for the PID Bonds based on the Plan of Finance.
2. P3Works will prepare a draft TIRZ Agreement to be adopted by the TIRZ Board
3. P3Works will present the PPFP to the Council at the creation of the TIRZ and request approval of TIRZ Creation Ordinance.
4. P3Works will present the FPFP to the Council after conducting all necessary steps for public hearings and notifications and request approval of TIRZ FPFP.
5. P3Works will file the necessary creation forms with the Secretary of the State of Texas after the creation of the TIRZ.

Bond Issuance Support

1. P3Works will ensure bond documents, including the bond indenture and official statement are all consistent with the TIRZ Final Plan.

2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.
2. If requested by the City, P3Works will respond to any calls and or emails relating to the TIRZ.
3. P3Works will only provide technical answers relating to the annual TIRZ Credit or the TIRZ generally.
4. P3Works will not provide any commentary on City policy relating to TIRZs.

BASIC DISTRICT/ZONE ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

Title	Hourly Rate
<i>President</i>	<i>\$350</i>
<i>Vice President</i>	<i>\$325</i>
<i>Director, Regional Director</i>	<i>\$300</i>
<i>Senior Manager, Senior Project Manager</i>	<i>\$250</i>
<i>Manager, Project Manager</i>	<i>\$225</i>
<i>Senior Analyst</i>	<i>\$200</i>
<i>Analyst II</i>	<i>\$175</i>
<i>Analyst I</i>	<i>\$150</i>
<i>Administrative</i>	<i>\$125</i>

Preparation of the Annual Report to be filed with the Secretary of State and then presented to the PID/TIRZ Board and City Council for approval.

See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if future PID/TIRZ changes are contemplated.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
2. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Prepare Annual Report

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for PID/TIRZ improvements.
2. Update Annual Report as necessary to account for any changes in development plan or land uses.

3. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to anticipated estimate of Tax Increment to be generated.
4. Calculate annual PID/TIRZ Credit for each parcel.
5. Present preliminary Annual Report to PID/TIRZ Board. Upon approval by PID/TIRZ Board, submit final Annual Report to the Texas Secretary of State.

EXHIBIT C
IRMA EXEMPTION LETTER



P3Works, LLC.
9284 Huntington Sq.
North Richland Hills,
Texas 76182

Mary V. Petty
President and Founder
817.393.0353 Phone
Contracts@P3-Works.com

[Date]

City Manager: Summer Spurlock
2821 Washington Street
Greenville, TX 75401

RE: IRMA Exemption/Acceptance Letter

To Whom It May Concern:

We have received your written representation, dated _____, 20__, that the City of _____ (the "City") has engaged and is represented by _____, an independent registered Municipal Advisor ("IRMA"). In accordance with Section 15Ba1-1(d)(3)(vi) of the Securities Exchange Act of 1934 ("Securities Exchange Act"), we understand and intend for the City to rely on IRMA's advice in evaluating recommendations brought forward by P3Works, LLC that constitute "advice" as defined in the Securities Exchange Act ("IRMA Exemption").

Furthermore, P3Works, LLC has conducted reasonable due diligence and is confirming that to the best of our knowledge, the IRMA is independent from P3Works, LLC, that P3Works, LLC is not a municipal advisor and is not subject to the fiduciary duty to municipal entities that the Security and Exchange Act imposes on municipal advisors, and that P3Works, LLC has a reasonable basis for relying on the IRMA Exemption. We will advise you, in writing, if we become aware of any changes.

P3Works, LLC provides PID Administration as consult services to Cities and Counties.

As required by the relevant sections of the Securities Exchange Act regarding Municipal Advisors, we are informing your identified IRMA of these facts.

Mary V. Petty
President and Founder
P3Works, LLC

RESOLUTION NO. 25-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING A MASTER AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT (PID) AND TAX INCREMENT REINVESTMENT ZONE (TIRZ) CREATION AND ADMINISTRATION SERVICES WITH P3 WORKS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved a professional services reimbursement/payment agreement with WC Realty Advisors Greenville, LLC (Wildcatter) on May 13, 2025; and

WHEREAS, The City and Wildcatter have determined that they wish to explore and negotiate the possibility of financing of a portion of the costs of the public improvements necessary for the development by means of one or more public improvement districts (each a "PID") pursuant to Chapter 372, Texas Local Government Code, as amended, entitled the Public Improvement District Assessment Act ("PID Act"); and

WHEREAS, The City requires specialized services related to the creation, revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District; the creation, revision and updating of the Final Project and Finance Plan ("Final Plan") and the Annual Reporting of the PID/TIRZ.

WHEREAS, the City Council has determined that P3Works has the expertise to properly establish and administer the District/Zone and ensure compliance with the Texas Local Government Code and directs the City Manager to execute all documents related to the approval of a Master Agreement with P3Works is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the City Council authorizes a Master Services agreement with P3Works to provide District/Zone and administration services and to ensure compliance with Chapter 372 of the Texas Local Government Code and Chapter 311 of the Texas Tax Code.

SECTION 2. Wildcatter has deposited with the City \$30,000 for payment of City expenses necessary to conduct the review and analysis of the feasibility of the creation of a PID.

SECTION 3. The approval of a Master Services Agreement with P3Works is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Resolution shall be in full force immediately upon passage.

PASSED AND APPROVED, this the 14th day of October 2025

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9A

Contact:

Contact Email:

Contact Phone:

Subject: City Council Meeting Minutes - September 23, 2025

1. Background/History:

2. Findings/Current Activity

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9B

Contact:

Contact Email:

Contact Phone:

Subject: Cancel November 25, 2025, and December 23, 2025, City Council meetings.

1. Background/History:

2. Findings/Current Activity

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9C

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for the purchase of Ammonia from Airgas for use by the Water Treatment Plant (*Chris Harris, Public Works Director*)

1. Background/History:

The City of Greenville must purchase Ammonia for use by the Water Treatment Plant throughout the year. Airgas is the only local vendor that provides industrial bulk quantities of ammonia.

2. Findings/Current Activity

The City of Greenville purchased approximately 54000 lbs of ammonia during FY 24/25 and expects to do the same in FY25/26.

3. Financial Impact/Account No.

Due to the price increase of products, council approval is required to ensure the city is in compliance with state laws.

Ammonia	\$1.5875 per lbs. \$85,725.00
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Water Treatment	Account 200-2-436200-52106-0000
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4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends that the City Council approve the purchase of Ammonia from Airgas.

RESOLUTION NO. 25-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, RENEWING THE ANNUAL CONTRACT FOR THE PURCHASE OF AMMONIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase ammonia for use by the Water Treatment Plant as needed; and

WHEREAS, Airgas USA, LLC is the only local vendor that provides industrial bulk quantities of ammonia; and

WHEREAS, the City Council has determined that award of the ammonia Annual Contract to Airgas USA, LLC is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for ammonia is awarded to:

Airgas USA, LLC.
8916 Wesley Street
Greenville, TX 75402

SECTION 2. Funds area available in the following account:

	Amount	Account #
Water Treatment	\$1.5875 per lb. \$85,725.00	200-2-436200-52106-0000

SECTION 3. The ammonia Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Resolution shall be in full force and effective immediately.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9D

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for street sign materials with Centerline Supply for use by the Traffic Division. (*Chris Harris, Public Works Director*)

1. Background/History:

The City of Greenville must purchase materials for the Traffic Division to use for signs throughout the City.

2. Findings/Current Activity

Throughout the year, the Traffic Division purchases sign materials. Centerline Supply is a Buyboard vendor #703-23.

Bid Tabulation:

3. Financial Impact/Account No.

The apparent low bid for the projected quantity was submitted by Centerline Supply as follows:

Round Post Aluminum	\$13,428.20
Sign Facing	\$9,121.30
Sign Blanks	\$28,420.75
Roll Goods	\$24,675.10

The account number used for the purchase of these materials will be Account No. 100-1-431600-53303-0000.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
- 4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.**
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City staff recommends awarding the annual contract for Streets Signs to Centerline Supply.

CITY OF GREENVILLE

SPECIFICATIONS

FOR

VARIOUS STREET SIGNS AND ACCESSORIES

<u>QUANT.</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>ROUND POST</u>			
200 Ea	10' x 2-3/8" Round Post .065 Wall	\$ <u>17.64</u>	\$ <u>3,528.00</u>
160 Ea	12' x 2-3/8" Round Post .080 Wall	\$ <u>37.72</u>	\$ <u>6,035.20</u>
150 Ea	1-3/4" Aluminum Post Clamps to fit 2-3/8" Post	\$ <u>2.06</u>	\$ <u>309.00</u>
200 Ea.	Back-to-Back clamps to fit 2-3/8" Post	\$ <u>2.59</u>	\$ <u>518.00</u>
150 Ea	Poz Lock Sockets to fit 2-3/8" Post	\$ <u>16.36</u>	\$ <u>2,454.00</u>
200 Ea	Poz Lock Wedges to fit 2-3/8" Post	\$ <u>2.92</u>	\$ <u>584.00</u>
TOTAL PRICE PER SECTION			\$ <u>13,428.20</u>

<u>SIGN FACING ENGINEER GRADE</u>			
(Pressure Sensitive)			
40 Ea	M4-9R	30" x 24" Detour right arrow	\$ <u>10.60</u> \$ <u>424.00</u>
40 Ea	M4-9L	30" x 24" Detour left arrow	\$ <u>10.60</u> \$ <u>424.00</u>
50 Ea	OM-3L	12" x 36" Object Marker	\$ <u>6.36</u> \$ <u>318.00</u>
50 Ea	OM-3R	12" x 36" Object Marker	\$ <u>6.36</u> \$ <u>318.00</u>
20 Ea	R1-1	18" x 18" Stop Sign	\$ <u>4.77</u> \$ <u>95.40</u>
100 Ea	R1-1	24" x 24" Stop Sign	\$ <u>8.48</u> \$ <u>848.00</u>
75 Ea	R1-1	30" x 30" Stop Sign	\$ <u>13.25</u> \$ <u>993.75</u>
75 Ea	R1-1	36" x 36" Stop Sign	\$ <u>19.08</u> \$ <u>1,431.00</u>

25 Ea	R1-4	18" x 6" All way signs	\$ 1.59	\$ 39.75
40 Ea	R2-1-30	24" x 30" Speed Limit	\$ 10.60	\$ 424.00
40 Ea	R2-1-20	24" x 30" Speed Limit	\$ 10.60	\$ 424.00
40 Ea	R2-1-35	24" x 30" Speed Limit	\$ 10.60	\$ 424.00
40 Ea	R2-1-40	24" x 30" Speed Limit	\$ 10.60	\$ 424.00
10 Ea	R4-7	24" x 30" Keep Right	\$ 10.60	\$ 424.00
20 Ea	R5-1	30" x 30" Do Not Enter	\$ 13.25	\$ 265.00
40 Ea	R5-2	24" x 24" No Truck Symbol	\$ 8.48	\$ 339.20
50 Ea	R6-1R	36" x 12" One Way	\$ 6.36	\$ 318.00
50 Ea	R6-1L	36" x 12" One Way	\$ 6.36	\$ 318.00
50 Ea	R7-1-B	12" X 18" No Parking bottom blank	\$ 3.18	\$ 159.00
25 Ea	R7-108L	12" x 18" 2 hr. parking 8 am to 6 pm	\$ 3.18	\$ 79.50
25 Ea		\$ _____ \$ _____		
25 Ea	R7-108R	12" x 18" 2 hr. parking 8 am to 6 pm	\$ 3.18	\$ 79.50
20 Ea	W8-2	24" s 24" Dip	\$ 8.48	\$ 169.60
20 Ea	W10-1	36" x 36" Railroad Crossing	\$ 19.08	\$ 381.60
TOTAL PRICE PER SECTION				\$ 9,121.30

ALUMINUM SIGN BLANKS – 80 mil thickness

20 Ea	24" x 24" Diamond	\$ 15.68	\$ 313.60
25 Ea	18" x 6" Rectangle	\$ 2.94	\$ 73.50
25 Ea	18" x 24" Rectangle	\$ 11.76	\$ 294.00

25 Ea	24" x 6" Rectangle	\$ <u>3.92</u>	\$ <u>98.00</u>
25 Ea	12" x 9" Rectangle	\$ <u>3.29</u>	\$ <u>82.25</u>
125 Ea	12" x 18" Rectangle	\$ <u>5.88</u>	\$ <u>735.00</u>
80 Ea	12" x 36" Rectangle	\$ <u>11.76</u>	\$ <u>940.80</u>
50 Ea	36" x 12" Rectangle	\$ <u>11.76</u>	\$ <u>588.00</u>
110 Ea	24" x 30" Rectangle	\$ <u>19.61</u>	\$ <u>2,157.10</u>
40 Ea	30" x 24" Rectangle	\$ <u>19.61</u>	\$ <u>784.40</u>
50 Ea	36" x 24" Rectangle	\$ <u>23.53</u>	\$ <u>1,176.50</u>
20 Ea	18" x 18" Octagon	\$ <u>8.82</u>	\$ <u>176.40</u>
100 Ea	24" x 24" Octagon	\$ <u>15.68</u>	\$ <u>1,568.00</u>
75 Ea	30" x 30" Octagon	\$ <u>24.51</u>	\$ <u>1,838.25</u>
75 Ea	36" x 36" Octagon	\$ <u>35.29</u>	\$ <u>2,646.75</u>
40 Ea	24" x 24" Square	\$ <u>15.68</u>	\$ <u>627.20</u>
20 Ea	30" x 30" Square	\$ <u>24.51</u>	\$ <u>490.20</u>
20 Ea	36" x 36" Round	\$ <u>35.29</u>	\$ <u>705.80</u>
300 Ea	6" x 30" Extruded Street Name Blades	\$ <u>10.81</u>	\$ <u>3,243.00</u>
300 Ea	9" x 30" Extruded Street Name Blades	\$ <u>14.98</u>	\$ <u>4,494.00</u>
300 Ea	9" x 36" Extruded Street Name Blades	\$ <u>17.96</u>	\$ <u>5,388.00</u>
TOTAL PRICE PER SECTION			\$ <u>28,420.75</u>

ROLL GOODS

Prices listed for 7725 are based on standard black and white rolls.
Please call for pricing on all other colors. Pricing is dependent on color,
size and availability, and may be subject to minimum order requirements.

Vinyl Goods: Pressure Sensitive Series 7725

10 rolls ea.	30" x 50 yds 3M all-colors	\$ <u>563.40</u>	\$ <u>5,634.00</u>
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	36" x 50 yds 3 M all-colors	\$ <u>757.22</u>	\$ <u>7,572.20</u>
	48" x 50 yds 3M all-colors	\$ <u>901.45</u>	\$ <u>9,014.50</u>
Roll Goods: <u>Pressure Sensitive Series 3200</u>			
5 rolls ea.	30" x 50 yds 3M Reflective Sheeting Hi-White 3930 HIP	\$ <u>520.59</u>	\$ <u>2,602.95</u>
5 rolls ea.	48" x 50 yds 3M Reflective Sheeting Hi-White 3930 HIP	\$ <u>832.94</u>	\$ <u>4,164.70</u>
5 rolls ea.	30" x 50 yds. 3M - EC Film 1170 Green	\$ <u>480.88</u>	\$ <u>2,404.40</u>
	Red	\$ <u>480.88</u>	\$ <u>2,404.40</u>
	Yellow-	\$ <u>480.88</u>	\$ <u>2,404.40</u>
	Blue	\$ <u>480.88</u>	\$ <u>2,404.40</u>
	Orange not available	\$ <u>no bid</u>	\$ _____
	Other	\$ <u>480.88</u>	\$ <u>2,404.40</u>
5 rolls ea.	36" x 50 yds. 3M - EC Film 1170 Green	\$ <u>577.06</u>	\$ <u>2,885.30</u>
	Red	\$ <u>577.06</u>	\$ <u>2,885.30</u>
	Yellow-	\$ <u>577.06</u>	\$ <u>2,885.30</u>
	Blue	\$ <u>577.06</u>	\$ <u>2,885.30</u>
	Orange not available	\$ <u>no bid</u>	\$ _____
	Other	\$ <u>577.06</u>	\$ <u>2,885.30</u>
5 rolls ea.	48" x 50 yds. 3M - EC Film 1170 Green	\$ <u>769.41</u>	\$ <u>3,847.05</u>
	Red	\$ <u>769.41</u>	\$ <u>3,847.05</u>
	Yellow	\$ <u>769.41</u>	\$ <u>3,847.05</u>

Blue	\$ <u>769.41</u>	\$ <u>3,847.05</u>
Orange not available	\$ <u>no bid</u>	\$ <u></u>
Other	\$ <u>769.41</u>	\$ <u>3,847.05</u>
TOTAL PRICE PER SECTION		\$ <u>74,672.10</u>

RESOLUTION NO. 25-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING THE BID AND AWARDING THE ANNUAL CONTRACT FOR THE PURCHASE OF STREET SIGN MATERIAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Street Signs Material for use by the Traffic Division as needed; and

WHEREAS, Centerline Supply is a cooperative buying member of Buyboard Contract #703-23; and

WHEREAS, the City Council has determined that award of the Street Signs Material Annual Contract to Centerline Supply a Buyboard vendor is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Street Signs Material is awarded for and to the following:

Round Post Aluminum	\$13,428.20
Sign Facing	\$9,121.30
Sign Blanks	\$28,420.75
Roll Goods	\$24,675.10

Centerline Supply
530 Jesse Street
Grand Prairie, TX 75051

SECTION 2. Funds are available in the following account: 100-1-431600-53303-0000.

SECTION 3. The award of the Street Signs Material Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Resolution shall be in full force immediately upon passage.

PASSED AND APPROVED, this the 14th day of October 2025

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9E

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving an annual contract for the purchase of Liquid Cationic Polyelectrolyte (Polymer) from Polydyne Inc., for use by Wastewater Reclamation. (Chris Harris, Public Works Director)

1. Background/History:

The City of Greenville must purchase Liquid Cationic Polyelectrolyte (Polymer) for use by the Wastewater Treatment throughout the year.

2. Findings/Current Activity

The City of Greenville contracts each year for the purchase of Liquid Cationic Polyelectrolyte.

Polydyne has agreed to renew our contract for another year with the current pricing.

3. Financial Impact/Account No.

We have used Polydyne, Inc., and they have provided us with quality products for as long as we have used them.

EST QTY 80 TONS

Liquid Cationic Polyelectrolyte \$1,700.00/ ton Total \$136,000.00

Account

Waste Water Reclamation 200-2-437300-52106-0000

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City staff recommends approval of the annual contract with Polydyne Inc. for the purchase of liquid Cationic polyelectrolyte for use by Wastewater Reclamation.

September 3, 2025

Polydyne Inc
P.O. Box 404642
Atlanta, GA 30384

Reference: Liquid Cationic Poly-Electrolyte

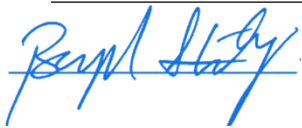
As you may be aware, the contract between Polydyne Inc and the City of Greenville for the annual contract for Liquid Cationic Poly-Electrolyte expires on September 30, 2025. In the contract is a clause that states an option that will allow for annual renewal by either party. It is the intent of the City of Greenville to renew the contract for another 12-month period if all pricing, terms, and conditions remain the same as the current contract. If you agree to extend the contract for another 12-month period beginning October 1, 2025, please sign below and return this letter.

If you have any questions, please contact me at (903) 457-3111.

Sincerely,

Brenna Hazelip
Purchasing

I agree to extend the current contract for Polymer for an additional 12 months under the terms and conditions as the current contract.



Polydyne, Inc.
Boyd Stanley, Sr. Vice-President

RESOLUTION NO. 25-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE ANNUAL CONTRACT FOR THE PURCHASE OF LIQUID CATIONIC POLYELECTROLYTE (POLYMER) FOR USE BY THE WASTEWATER TREATMENT DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Polymer for use in the wastewater treatment plant throughout the year; and

WHEREAS, The City of Greenville contracts each year for the purchase of Liquid Cationic Polyelectrolyte and Pplydyne has agreed to renew our contract at current pricing; and

WHEREAS, the City Council has determined that award of the Liquid Cationic Polyelectrolyte (Polymer) Annual Contract to Polydyne is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Polymer is extended to the following:

Polydyne, Inc.
1 Chemical Plant Road
Riceboro, GA 31323

SECTION 2. Funds area available in the following account:

Liquid Cationic Polyelectrolyte \$1,700.00/ton \$136,000.00
Wastewater Treatment Account No. 200-2-437300-52106-0000
Est. Qty 80 Tons

SECTION 3. The award of the Polymer Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9F

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving an annual contract for the purchase of Liquid Cationic Polyelectrolyte (Polymer) from Polydyne Inc., for use by Water Treatment. (Chris Harris, Public Works Director)

1. Background/History:

The City of Greenville must purchase Liquid Cationic Polyelectrolyte (Polymer) for use by the Water Treatment Plant throughout the year.

2. Findings/Current Activity

The City of Greenville contracts each year for the purchase of Liquid Cationic Polyelectrolyte.

Polydyne has agreed to renew our contract for another year with the current pricing.

3. Financial Impact/Account No.

We have used Polydyne, and they have provided us with quality products for as long as we have used them.

EST QTY 80 TON

Liquid Cationic Polyelectrolyte	\$1,700.00 / ton	Total \$136,000.00
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Account

Water Treatment	200-2-436200-52106-0000
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4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends that the City Council approve the annual contract for the purchase of Liquid Cationic Polyelectrolyte from Polydyne, Inc. for use by Water Treatment.

September 3, 2025

Polydyne Inc
P.O. Box 404642
Atlanta, GA 30384

Reference: Liquid Cationic Poly-Electrolyte

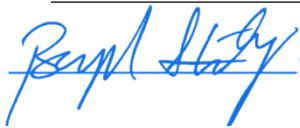
As you may be aware, the contract between Polydyne Inc and the City of Greenville for the annual contract for Liquid Cationic Poly-Electrolyte expires on September 30, 2025. In the contract is a clause that states an option that will allow for annual renewal by either party. It is the intent of the City of Greenville to renew the contract for another 12-month period if all pricing, terms, and conditions remain the same as the current contract. If you agree to extend the contract for another 12-month period beginning October 1, 2025, please sign below and return this letter.

If you have any questions, please contact me at (903) 457-3111.

Sincerely,

Brenna Hazelip
Purchasing

I agree to extend the current contract for Polymer for an additional 12 months under the terms and conditions as the current contract.



Polydyne, Inc.
Boyd Stanley, Sr. Vice-President

RESOLUTION NO. 25-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE ANNUAL CONTRACT FOR THE PURCHASE OF LIQUID CATIONIC POLYELECTROLYTE (POLYMER) FOR USE BY THE WATER TREATMENT DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Polymer for use in water treatment plant throughout the year; and

WHEREAS, The City of Greenville contracts each year for the purchase of Liquid Cationic Polyelectrolyte and Pplydyne has agreed to renew our contract at current pricing; and

WHEREAS, the City Council has determined that award of the Liquid Cationic Polyelectrolyte (Polymer) Annual Contract to Polydyne is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Polymer is extended to the following:

Polydyne, Inc.
1 Chemical Plant Road
Riceboro, GA 31323

SECTION 2. Funds area available in the following account:

Liquid Cationic Polyelectrolyte \$1,700.00/ton \$136,000.00
Water Treatment Account No. 200-2-436200-52106-0000
Est. Qty 80 Tons

SECTION 3. The award of the Polymer Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9G

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for hot mix from R.K. Hall for use by the Street, Water Distribution and Wastewater Collection divisions. (Chris Harris, Public Works Director)

1. Background/History:

The City of Greenville contracts each year for hot mix for use by the Street and Water Distribution, and Wastewater Collection Divisions. These supplies are used in the maintenance of the streets as well as the water and sewer systems in the City. The divisions use various amounts of road materials during the year.

2. Findings/Current Activity

Bids notices were advertised in the *Herald Banner* on August 16, 2025, and August 23, 2025, for Hot Mix Materials for October 1, 2025, through September 30, 2026. Notices were also on the City's website and OpenGov.

Four (4) bids were received and opened on September 9, 2025, at 3:00 p.m.

3. Financial Impact/Account No.

The qualified renewals for the unit price of a projected quantity submitted are as follows:

	Hot Mix	Total
R.K. Hall	\$88.00 / Ton	\$150,000
Street		100-1-431200-53303-0000
Water Distribution		200-2-436300-53306-0000
Wastewater Collection		200-2-437200-53309-0000

The divisions use various amounts of concrete during the year. These accounts are used for the purchase of the above-listed materials and other items throughout the year. Charges will be expended to the using divisions.

BID TABULATION

HOT MIX ASPHALT

Line Item	Description	Quantity	Unit of Measure
1	Hot Mix Asphalt	5000	TONS (EST.)
	Total		

Austin Asphalt

Unit Cost	Total
\$97.25	\$486,250.00
	\$486,250.00

Overland Corporation / Overland Materials & Manufacturing Inc.

Unit Cost	Total
\$122.00	\$610,000.00
	\$610,000.00

Reynolds Asphalt & Construction Co

Unit Cost	Total
\$87.00	\$435,000.00
	\$435,000.00

RK-Hall, LLC

Unit Cost	Total
\$88.00	\$440,000.00
	\$440,000.00

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. **Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.**
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

Citystaff recommends the award of the annual contract for Hot Mix to R.K. Hall of Paris, Texas.

RESOLUTION NO. 25-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING THE BID AND AWARDING THE ANNUAL CONTRACT FOR THE PURCHASE OF HOT MIX FOR USE BY THE STREET, WATER DISTRIBUTION AND WASTEWATER COLLECTION DIVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Hot Mix for use by the Street and Water Divisions as needed; and

WHEREAS, bid notices were advertised in the *Herald Banner* on August 16, 2025, and August 23, 2025, for Hot Mix Materials for October 1, 2025, through September 30, 2026. Notices were also on the City's website and OpenGov, four (4) bids were received and opened on September 9, 2025, at 3:00 p.m; and

WHEREAS, the notice contained and set forth in the advertisement and the manner of its publication, in all things met the requirement of law, and opportunity for competitive bidding has been made; and

WHEREAS, the City Council has determined that award of the Hot Mix Annual Contract to R.K. Hall of Paris, Texas is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Hot Mix is awarded for and to the following:

The qualified renewals for unit price of a projected quantity submitted are as follows:

EST QTY 5000	Hot Mix
R.K. Hall	\$88.00 / Ton, Total of \$150,000.00

SECTION 2. Funds area available in the following accounts:

Street	100-1-431200-53303-0000
Water Distribution	200-2-436300-53306-0000
Wastewater Collection	200-2-437200-53309-0000

SECTION 3. The award of the Concrete Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions,

special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolution or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Resolution shall be in full force and effect immediately.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9H

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for the purchase of caustic soda from UNIVAR Solutions. (Chris Harris, Public Works Director)

1. Background/History:

The City of Greenville uses Caustic Soda throughout the year to treat fresh water at the Water Treatment Plant.

2. Findings/Current Activity

Univar USA has agreed to renew our annual contract with current pricing.

3. Financial Impact/Account No.

EST QTY 150 \$872.75 / per wet ton \$130,912.50

Funding is available: Water Treatment Account #200-2-436200-52106-0000

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends approval of the annual contract for caustic soda for use by water treatment from Univar Solutions.

RESOLUTION NO. 25-138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, RENEWING THE ANNUAL CONTRACT FOR CAUSTIC SODA WITH UNIVAR SOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Caustic Soda for use by the Water Treatment Plant as needed; and

WHEREAS, Univar Solutions, Inc. has provided caustic soda for the water treatment plant needs and has agreed to current pricing; and

WHEREAS, the City Council of the City has received, examined and evaluated the bid proposal submitted pursuant to such notice, reference to which being here made for all purposes as if the same were copied in their entirety herein; and

WHEREAS, the City Council has determined that renewal of the contract for Caustic Soda with Univar Solutions is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Caustic Soda is awarded to:

Univar Solutions, Inc.
8201 S. 212th Street
Kent, WA 98032

SECTION 2. Funds area available in the following account:

	Amount	Account #
Water Treatment	\$872.75 per wet ton \$130,912.50	200-2-436200-52106-0000

SECTION 3. The Caustic Soda Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

SECTION 6. This Resolution shall be in full force and effective immediately.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9I

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for the purchase of liquid chlorine and sulfur dioxide with PVS DX Inc. (*Chris Harris, Public Works Director*)

1. Background/History:

The City of Greenville must purchase Liquid Chlorine & Sulfur Dioxide for use by the Water Treatment Plant throughout the year.

2. Findings/Current Activity

PVS DX has agreed to renew our contract for another year with the current pricing.

3. Financial Impact/Account No.

QTY EST 140 Ton Liquid Chlorine & Sulfur Dioxide. \$2,312.00 per dry ton

Water Treatment

Account 200-2-436200-52106-0000

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends that the City Council approve the annual contract for the purchase of Liquid Chlorine & Sulfur Dioxide PVS DX Inc.

RESOLUTION NO. 25-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING THE BID AND APPROVING THE ANNUAL CONTRACT FOR THE PURCHASE OF LIQUID CHLORINE AND SULFUR DIOXIDE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Liquid Chlorine and Sulfur Dioxide for use in water treatment as needed; and

WHEREAS, the City of Greenville has purchased this product from PVS DX Inc. in the past; and

WHEREAS, PVS DX Inc. has agreed to renew the annual contract at current rates; and

WHEREAS, the City Council has determined that award of the Liquid Chlorine and Sulfur Dioxide Annual Contract to PVS DX Inc., is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Liquid Chlorine and Sulfur Dioxide is awarded to the following:

Liquid Chlorine & Sulfur Dioxide		
PVS DX, Inc.	\$2,312.00/dry ton	Qty. Est. 140 Ton

SECTION 2. Funds area available in the following account:

	Account No.
Water Treatment	200-2-436200-52106-0000
	in the amount of \$323,680.00

SECTION 3. The award of the Liquid Chlorine and Sulfur Dioxide Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9J

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual purchase of meter boxes from Aspco and Core & Main for use by the Water Distribution department. (*Chris Harris, Public Works Director*).

1. Background/History:

2. Findings/Current Activity

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

RESOLUTION NO. 25-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE PURCHASE OF METER BOXES FOR INSTALLATION BY THE WATER DISTRIBUTION DEPARTMENT FROM APSCO AND CORE & MAIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase meter boxes for installation as needed; and

WHEREAS, the City of Greenville received renewal letters from the two current providers; and

WHEREAS, based on unit price contracting with Apsco and Core & Main for these materials the City has access to two (2) suppliers for the in-demand materials, each has agreed to renew at current pricing.

WHEREAS, the City Council has determined that award of the meter boxes Annual Contract is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for meter boxes is awarded for and to the following:

DESCRIPTION	VENDOR	BID
Water Meter Boxes	Core & Main	\$10,400.00
	Apsco	\$5,675.00

SECTION 2. Funds are available in the following account: Meters and Settings 200-2-436300-53211-0000.

SECTION 3. The award of the Meter boxes Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



September 3, 2025

Core & Main PO Box
28330
St. Louis, MO 63146

Reference: Annual Water/Sewer Supply Contract

As you may be aware, the contract between Core & Main and the City of Greenville for the annual contract for water/sewer supplies expires on September 30, 2025. The City would like to extend the current contract for an additional one-year period starting October 1, 2025.

If you agree to extend the contract for another 12-month period beginning October 1, 2025, please sign below and return this letter.

If you have any questions, please contact me at (903) 457-3111. Sincerely,

Brenna Hazelip

Purchasing

I agree to extend the current contract for an additional 12 months under the terms and conditions as the current contract.

Core & Main
PO Box 28330
St. Louis, MO 63146



September 3, 2025

APSCO SUPPLY
6700 STATE HWY 34
QUINLAN, TX 75474

Reference: Annual Water/Sewer Supply Contract

As you may be aware, the contract between Core & Main and the City of Greenville for the annual contract for water/sewer supplies expires on September 30, 2025. The City would like to extend the current contract for an additional one-year period starting October 1, 2025.

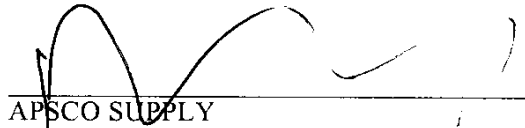
If you agree to extend the contract for another 12-month period beginning October 1, 2025, please sign below and return this letter.

If you have any questions, please contact me at (903) 457-3111.

Sincerely,

Brenna Hazelip
Purchasing

I agree to extend the current contract for an additional 12 months under the terms and conditions as the current contract.



APSCO SUPPLY
6700 STATE HWY 34
QUINLAN, TX 75474



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9K

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving an annual contract for water and sewer supplies from Apsco and Core & Main for use by the Water Distribution and Wastewater Collection Divisions. (Chris Harris, Public Works Director).

1. Background/History:

The City of Greenville purchases a number of supplies for use by the water and wastewater collection division throughout the year.

2. Findings/Current Activity

Apsco and Core & Main have agreed to renew our contract at the current pricing.

Based on unit price contracting with Apsco and Core & Main for these materials the City has access to two (2) supplies for the in-demand materials.

3. Financial Impact/Account No.

Category	Description	Vendor	Bid
Category 1	Brass	Core & Main	\$88,517.10
Category 2	PVC - Water	Core & Main	\$17,680.60
Category 3	PVC - Sewer	Core & Main	\$23,431.39
Category 4	Ductile Iron Fittings	Core & Main	\$224,578.85
Category 5	Manholes	Core & Main	\$30,322.10
Category 6	Fire Hydrants	Core & Main	\$60,568.50
	Repair Clamps	Core & Main	\$29,066.70

Category	Description	Vendor	Bid
Category 1	Brass	Apsco	\$78,547.50
Category 2	PVC - Water	Apsco	\$9,254.80
Category 3	PVC - Sewer	Apsco	\$16,452.55
Category 4	Ductile Iron Fittings	Apsco	\$281,560.25
Catagory 5	Manholes	Apsco	\$2,225.00
Catagory 6			\$51,300.00

Fire Hydrants	Apsco	\$26,850.00
Repair Clamps	Apsco	
Funding is available in the following:		Account #
Water Main Materials		200-2-436300-53306-0000
Utility Construction		200-2-436300-53214-0000
Fire Hydrants		200-2-436300-53210-0000
Sanitary Sewer		200-2-437200-53309-0000

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends approval of annual contracts with Apsco and Core & Main for Water and Sewer Supplies for use by the Water and Wastewater Distribution.

RESOLUTION NO. 25-141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING THE BID AND AWARDING THE ANNUAL CONTRACT FOR WATER AND SEWER SUPPLIES FOR USE BY THE WATER DISTRIBUTION AND WASTEWATER COLLECTION DIVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Water and Sewer Supplies for use by the Water Distribution and Wastewater Collection Divisions as needed; and

WHEREAS, the City's current supplier of water and sewer supplies has agreed to a contract renewal with current pricing; and

WHEREAS, the City Council has determined that award of the Water and Sewer Supplies Annual Contract with current supplier Apsco and Core & Main is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Water and Sewer Supplies is awarded to Core and Main for the following:

Category	Description	Vendor	Bid
Category 1	Brass	Core & Main	\$88,517.10
Category 2	PVC - Water	Core & Main	\$17,680.60
Category 3	PVC - Sewer	Core & Main	\$23,431.39
Category 4	Ductile Iron Fittings	Core & Main	\$224,578.85
Category 5	Manholes	Core & Main	\$30,322.10
Category 6	Fire Hydrants	Core & Main	\$60,568.50
	Repair Clamps	Core & Main	\$29,066.70

Category	Description	Vendor	Bid
Category 1	Brass	Apsco	\$78,547.50
Category 2	PVC - Water	Apsco	\$9,254.80
Category 3	PVC - Sewer	Apsco	\$16,452.55
Category 4	Ductile Iron Fittings	Apsco	\$281,560.25
Category 5	Manholes	Apsco	\$2,225.00
Category 6	Fire Hydrants	Apsco	\$51,300.00
	Repair Clamps	Apsco	\$26,850.00

	Account #
Water Main Materials	200-2-436300-53306-0000
Utility Construction	200-2-436300-53214-0000
Fire Hydrants	200-2-436300-53210-0000
Sanitary Sewer	200-2-437200-53309-0000

SECTION 2. Funds area available in the following accounts:

	Account #
Water Main Construction	200-2-436300-53306-0000
Utility Construction	200-2-436300-53214-0000
Fire Hydrants	200-2-436300-53210-0000
Sanitary Sewer	200-2-437200-53309-0000

SECTION 3. The award of the Water and Sewer Supplies Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9L

Contact: Chris Harris, Public Works Dir

Contact Email: charris@ci.greenville.tx.us

Contact Phone: 903-457-3115

Subject: Resolution approving the annual contract for the purchase of aluminum sulfate with 5% copper sulfate from Water Tech Inc. (*Chris Harris, Public Works Director*).

1. Background/History:

The City of Greenville must purchase Aluminum Sulfate with 5% copper sulfate for use by the water treatment plant throughout the year.

2. Findings/Current Activity

The City of Greenville contracts each year for the purchase of Aluminum Sulfate with 5% Copper Sulfate.

Water Tech agreed to renew our contract with the same pricing.

3. Financial Impact/Account No.

EST QTY: 1300

Price per wet ton basis: \$315 / wet ton

Funding is available in Account No. 200-2-436200-52106-0000 (Water Treatment)

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.

2. Planned Approach for Improving Current Water Infrastructure.

3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.

7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.

8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City staff recommends approval of an annual contract for aluminum sulfate with 5% copper from Water Tech.

RESOLUTION NO. 25-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ACCEPTING THE BID AND AWARDING THE ANNUAL CONTRACT FOR THE PURCHASE OF ALUMINUM SULFATE WITH 5% COPPER SULFATE FROM WATER TECH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, throughout the fiscal year, the City of Greenville must purchase Aluminum Sulfate with 5% Copper Sulfate for use in water treatment as needed; and

WHEREAS, the current city's current supplier Water Tech has agreed to renewal at current pricing; and

WHEREAS, the City Council has determined that award of the Aluminum Sulfate with 5% Copper Sulfate Annual Contract to Water Tech is consistent with the best interests of the citizens of Greenville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. It is hereby found and determined that the annual contract for Aluminum Sulfate with 5% Copper Sulfate is awarded to the following:

Water Tech, Inc.	\$315/wet ton	Est. Qty. 1300 Tons
P.O. Box 1245		
Mcalester, OK 74501		

SECTION 2. Funds in the amount of \$409,500.00 are available in the following account:

Funding is available in Account No. 200-2-436200-52106-0000 (Water Treatment)

SECTION 3. The award of the Aluminum Sulfate with 5% Copper Sulfate Annual Contract is hereby accepted and approved, and the contracts are hereby let and awarded to the individual, association or corporation; subject however, to each and all of the term and conditions contained and set forth in contract documents relating to said services including the standard terms and provisions, special provisions, specifications and bid documents, reference to which being made for all purposes as if the same were copied in their entirety herein.

SECTION 4. If any section, provision, subsection, paragraph sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Greenville, Texas, hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are repealed to the extent of conflict only.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry R. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9M

Contact: Summer Spurlock, City Manager

Contact Email: sspurlock@ci.greenville.tx.us

Contact Phone:

Subject: Resolution approving a Professional Services Agreement with Brittex Bubbles, LLC for cleaning services. (*Summer Spurlock, City Manager*)

1. Background/History:

For the cleaning of a variety of City locations (Library, Animal Shelter, Service Center, Fire Admin, Airport, and Community Development / Public Works Annex) the City filled this need using a local company Brittex Bubbles LLC (filed as Tracy Fentum, doing business as Brittex Bubbles LLC) because of their familiarity with our needs when we utilized them temporarily during COVID-19, our happiness with the results of their services and professionalism, and the economic feasibility of their services to us we utilized them from January 2023 – September 2025. We have been more than satisfied with their work and services thus far and would like to extend this arrangement for another fiscal year.

2. Findings/Current Activity

The City budgeted for the continuation of their services in the 2025 – 2026 fiscal year for the cleaning of the Library, Animal Shelter, Service Center, Fire Admin, Airport, and Community Development / Public Works Annex locations.

3. Financial Impact/Account No.

The City budgeted for the continuation of their services in the 2025 – 2026 fiscal year for the cleaning of the Library, Animal Shelter, Service Center, Fire Admin, Airport, and Community Development / Public Works Annex locations. The amount for each location varies depending on square footage / number of cleanings per week and is invoiced weekly.

This amount was approved in the passing of the FY 2025 – 2026 budget and is not to exceed \$220,000.00 for the fiscal year and is available in account number 601-2-461100-54101-0000 (PROFESSIONAL SERVICES). It is budgeted based upon the below cost basis and frequency for a cumulative total of 50 weeks.

Animal Shelter, \$220.00 per clean, twice per week

Annex, \$240.00 per clean, three times per week
Service Center, \$290.00 per clean, three times per week
Library, \$395.00 per clean, five times per week
Fire Admin Building, \$225.00 per clean, once per week
Airport Terminal Building, \$185.00 per clean, once every other week

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.

4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends the City Council consider and approve the authorization of the resolution approving the Professional Cleaning Service Contract with Brittex Bubbles LLC for FY 2025 – 2026.

RESOLUTION NO. 25-143

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING A PROFESSIONAL CLEANING SERVICE CONTRACT WITH BRITTEX BUBBLES, LLC, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Brittex Bubbles, LLC a professional cleaning service provides cleaning services of the Library, Animal Shelter, Service Center, Fire Administration, Airport and the Community Development/Public Works Annex locations; and

WHEREAS, city staff is confident in the services, professionalism and familiarity with our facilities of Brittex Bubbles, LLC, and recommend an offer to extend an annual contract for janitorial services with an expiration of September 30, 2026; and

WHEREAS, the City Council believes it to be in the best interest of the citizens of Greenville to extend the current purchase order with Brittex Bubbles, LLC, from June through September 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, THAT:

SECTION 1. The City Council hereby authorizes the annual contract for cleaning services with Brittex Bubbles, LLC, the following facilities and schedule will be included:

The Annex	3 days a week
Service Center	3 days a week
Animal Shelter	2 days a week
W. Walworth Library	5 days a week
Fire Administration Bld	1 day per week
Airport Terminal	1 day every other week

SECTION 2. The following budget amounts were approved in the FY2025-2026 budget not to exceed \$220,000.00 for the fiscal year and is available in Account #601-2-461100-54101-0000 (PROFESSIONAL SERVICES)

SECTION 3. The City Council hereby authorizes the City Manager to enter into an contract with Brittex Bubbles, LLC for cleaning services of certain City facilities.

SECTION 4. This Resolution shall take effect and be in full force immediately upon its passage and approval.

PASSED AND APPROVED, this the 14th day of October 2025.

Jerry J. Ransom, Mayor

ATTEST:

Carla Oldacre, City Secretary

APPROVED AS TO FORM:

Daniel W. Ray, City Attorney



City Council Agenda Item Report

October 14, 2025

Agenda Item No. 9N

Contact:

Contact Email:

Contact Phone:

Subject: Consideration and action of a resolution approving a service agreement with Hunt Regional Occupational Health for an onsite flu shot clinic during the Employee Health Fair. *(Euriah Brown, Human Resource Director)*

1. Background/History:

The city will sponsor onsite flu shots as part of the Employee Health Fair scheduled to occur on October 29-30, 2025. Hunt Regional Occupational Health will provide that service. Prices have increased from \$25 per shot to \$40 per shot plus the service costs.

2. Findings/Current Activity

The increase in cost is aligned with current market changes.

3. Financial Impact/Account No.

Expected cost is approximately \$5,000 and will be charged to Professional Services in the Insurance Fund.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.

5. Support Public Service, Health, and Safety.

6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

City Staff recommends the City Council consider approving a service agreement with Hunt Regional Occupational Health for an onsite flu shot clinic during the Employee Health Fair.



Hunt Regional Occupational Health

Employer Services Agreement

Hunt Regional Urgent Care

Phone: (469) 402-3420 opt. 3

Fax: (469) 402-3499

Email: occmedfrontdesk@huntregional.org

CUSTOMER INFORMATION			
Date:	10/06/2025		
Company Name:	City of Greenville		
Multiple Locations?	☐ Yes ☒ No	If yes, list locations:	
Phone:	903-457-3134	Fax:	903-457-3178
Main Company Address City, State, Zip:	2821 Washington St. Greenville, TX 75403		
Primary Contact/ DER Name:	Cynthia Brown	Secondary Contact:	Euriah Brown
Title/Role:	Human Resource Specialist	Title/Role:	Human Resource Director
Address City, State, Zip		Address City, State, Zip:	
Phone:	903-457-3134	Phone:	903-457-3113
Fax:	903-457-3178	Fax:	903-457-3178
Email:	cbrown@ci.greenville.tx.us	Email:	ebrown@ci.greenville.tx.us
Please indicate where and how urine drug, breath alcohol, and physical results are to be reported.			
☐ Fax: _____ ☐ Email: _____ Pin/Password for encrypted email: _____		☐ Return with Employee ☐ Mail: _____ _____ _____	



Hunt Regional Occupational Health

BILLING INFORMATION			
Company Billing			
Billing Address City, State, Zip:	2821 Washington St. Greenville, TX 75403		
Contact Name and Title:	Cynthia Brown- Human Resource Benefits Specialist		
Phone:	903-457-3134	Fax:	903-457-3178
Email:	cbrown@ci.greenville.tx.us		
Workers' Comp Billing			
Carrier Name:			
Billing Address City, State, Zip:			
Contact Name and Title:			
Phone:		Fax:	
Email:			
Are workers' comp claims to be billed to the carrier or to your company?	☐ Bill Carrier ☐ Bill Company Billing Address (Please provide email to send statements) ☐ WC Carrier contacted for Hunt Regional UC to be added as 'Preferred Provider'.		



Hunt Regional Occupational Health

DRUG SCREENING *		
☐ UDS Collect and Send (Company CCF REQUIRED DOT & Non-DOT) \$35	☐ Non-DOT Breath Alcohol Test \$60 ☐ DOT Breath Alcohol Test \$60 ☐ Breath Alcohol Confirmation \$60 (DOT & Non-DOT)	☐ Non-DOT UDS 11 Panel \$50 (Rapid In-house) ☐ DOT UDS 5 Panel \$75 ☐ Confirmation/MRO review \$40
PHYSICAL EXAM		
☐ DOT Physical \$99 ☐ General Physical \$125	☐ Lift Test \$25 ☐ OTHER: _____	
IMMUNIZATIONS *		
☒ Flu Vaccine (<65) \$40 ☒ Flu Vaccine (>65) \$98 ☐ Tdap \$85 ☐ Hepatitis A Vaccine \$95/dose (3 doses required) ☐ Hepatitis B Vaccine \$85/dose (3 doses required) *Administration fee of \$35 per vaccine	Other vaccines may be available. Please contact the Occupational Health department directly to discuss options, availability, pricing, and scheduling. ☐ OTHER: _____ ☐ OTHER: _____ ☐ OTHER: _____	
LABS		
☐ PPD (in-office TB TEST) \$45 ☐ Bedside glucose \$25 ☐ Routine venipuncture \$20	*Unless specified below, labs will be sent out and billed separately, directly from the providing lab. ☐ OTHER: _____ ☐ OTHER: _____ ☐ OTHER: _____	
TESTING *		
☐ EKG w/ interpretation \$55 ☐ Vision Screen \$20 per test Snellen Ishihara Jaeger	☐ Audiogram \$50 ☐ Chest X-Ray 1 view \$150 ☐ Chest X-ray 2 view \$225 ☐ Respiratory Fit (Qualitative) \$55 ☐ OTHER: _____	☐ PFT/Spirometry \$90 ☐ Jamar Grip Test \$25 ☐ OSHA Questionnaire \$25 ☐ OTHER: _____



Hunt Regional Occupational Health

WORKERS COMP	
☐ Workers' Compensation Injury Treatment	Indicate where the Return to Work Status report is to be sent:
☐ Post Accident Drug Screen Required (Select from below)	Please indicate where to bill drug/alcohol screens
☐ DOT Urine (5 Panel) ☐ NON DOT Urine (11 Panel) ☐ NON-DOT Breath Alcohol ☐ DOT Breath Alcohol ☐ Collection Only - Urine	☐ Employer
Please indicate where and how urine drug, breath alcohol, and physical results are to be reported.	
☐ Fax: _____ ☐ Email: _____ Pin/Password for encrypted email: _____	☐ Return with Employee ☐ Mail: _____

BILLING AND PAYMENT INFORMATION		
Balance Billing: **A monthly statement of open charges will be sent to you at the billing address on file. The customer agrees to net 30 terms from the date of each statement. If payments remain unpaid for more than 60 days from any statement date, your account may be suspended until fully resolved and further services will not be provided. If unpaid for more than 90 days from any statement date, the Customer's account may be sent to collections for resolution. Provision of additional services can be denied or payment will be required at the time they are rendered.**		
If you have some services that must be billed to an alternate billing address, please provide that information below:		
Name		
Address		
Phone		
Please indicate which location your company would like to use.	*Please note- not all services are available at all locations. Please confirm with the Occupational Health team prior to sending your employee for services.* ☐ Hunt Regional Urgent Care Commerce 1704 Live Oak St Commerce, Tx 75428-2522 ☐ Hunt Regional Urgent Care Emory 1080 E. Lennon Dr Ste 1 Emory, Tx 75442-2708 ☐ Hunt Regional Urgent Care Farmersville 1708 W. Audie Murphy Pkwy Ste 300 Farmersville, Tx 75442-2705	☐ Hunt Regional Urgent Care Fate 5000 E. Interstate 30, Ste 120 Fate, Tx 75189-8849 ☐ Hunt Regional Urgent Care Greenville 3206 I 30 West, Ste B Greenville, Tx 75402-7200 ☐ Hunt Regional Urgent Care Rockwall 810 E. Ralph Hall PKWY, Ste 100 Rockwall, Tx 75032-6879 Hours: 9a-6p, 7 days a week effective 7/1/25 ☐ Hunt Regional Urgent Care Royse City 576 W. Interstate 30 Royse City, Tx 75189-7538



Hunt Regional Occupational Health

OTHER FEES & NOTES

(This section to be completed by business development representative)

- On site staffing fee: \$50/hour per staff member, 2 hour minimum. A minimum of 2 staff members will be provided, additional staff may be required based on volume.

ACKNOWLEDGEMENT

This agreement between _____ (referred to as "Customer") and Hunt Regional Urgent Care (Provider) shall begin on the date executed by the Customer, for an initial term of (1) one year and shall expire at the end of the calendar year signed. Updated pricing and agreement shall be provided on an annual basis, with the effective date of January 1st of the calendar year listed on the updated pricing.

Either party may terminate this agreement, without cause, during the applicable calendar year by providing the other party (90) ninety days advance written notice of the termination date. Either Party may terminate this Agreement for material breach by the other Party with (90) ninety days advance written notice, provided such material breach is not cured within the (90) ninety day notice period to the satisfaction of the aggrieved Party.

The Customer may not use Provider's name for any purpose, without obtaining the prior written consent of Provider. Each party will maintain and shall cause its respective employees, subcontractors, and agents to maintain in confidence the terms and conditions of this Agreement as well as the confidentiality of all nonpublic information obtained, learned, accessed, developed or shared by the Parties in connection with this Agreement ("Proprietary Information"). Such Proprietary Information shall include pricing, marketing materials, as well as any other confidential information identified by either party. This information should not be disclosed to any person, organization, agency, or other entity except as authorized or required by law or as otherwise mutually agreed, in writing, by the Parties hereto. These obligations shall survive the expiration or termination of this Agreement.

Customer Authorized Name

Title

Customer Authorized Signature

Date

Provider Authorized Name

Title

Provider Authorized Signature

Date



Substandard Structures Board Minutes

May 5, 2025

5:15 p.m.

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

Substandard Structures Rehabilitation Board

Place 1 Glover George-Chairman

Place 2 James Evans

Place 3 Barry Gluck

Place 4 David Gibson

Place 5 Caroline Feezel

Alternate 1 – Vacant

Alternate 2 - Vacant

Minutes

1. **Call to Order**

Glover George – Chairman called the meeting to order at 5:15 p.m.

2. **Roll Call**

PRESENT: Glover George, Barry Gluck, Caroline Feezel, James Evans, and David Gibson.

ABSENT:

3. **Approval of Minutes**

A. July 1, 2024

Motion to approve minutes from February 3, 2025, meeting with one change by Commissioner, Barry Gluck and, a second was made by Commissioner David Gibson. All others were in favor, motion passes 5-0.

4. **New Business and Public Testimony -**

Conduct a public hearing for the purpose of determining the necessity of repair or demolition of the structures located at:

A. **3005 Division Street**

Public hearing opened, President of Impact House Services present to speak. Intent to create church with health service Received certain permissions with the city in 2015/2016. Also brought up proposing single family homes. Working on coming up with a full plan and investments. Plan is to demolish small building and keep main building. The public is breaking in and damaging the interior Karen explained. There's holes in the roof. Main concern is the structure of the roof and the amount of damage that is present. There's also water damage, graffiti, and the city had to abate it for trash. City's Recommendation is to demo. Motion to issue a 30-day demo by Commissioner Gluck with a second by Commissioner Evans. All others in favor no opposition. Motion passes 5-0.

B. **2121 Park Street**

Public hearing opened on this item: Raymon and Sheila Dennis were present to speak, they explained that they were new owners of the property that has the budgeting and would be starting the permit process within the next week. Will start the work as soon as they can get the permits. Karen presents that the bank had foreclosed and belongings were out on the street and on the side of the street. Interior of home was in horrible condition due to previous living conditions. The roof is currently tarped. Exterior has minor damage. Interior ceilings, floor, and framing in back condition. Motion for 90-day variance with the conditions that the roof will be repaired, electrical, mechanical, plumbing, and rewire will all have permits pulled and

be brought up to code by Commissioner Feezle with a second by Commissioner Evans. All others in favor no opposition. Motion passes 5-0.

C. **402 W. Jack Finney Blvd.**

Public hearing opened Joshua present to speak there were plans to move the home or offer to donate it to a nonprofit, the sections that were still good. The plans didn't fall through getting the building prepped to demo. Barry Gluck asked when could the demo be completed and Joshua replied before September 1st. Karen presents that the building is across from a park and was written up for work with no permits. The interior is gutted out, interior slab is cracked and the add on is falling apart. Siding is new on the front and side, but there's also termite damage. Motion for a 60-day variance by Commissioner Gluck with a second from Commissioner Gibson. All in favor 5-0 vote.

D. **913 Wolfe City Dr.**

Public hearing opened no one present to speak. Karen presented that the main structured was demoed with no permits and utilities weren't disconnected. 2 junk cars and 3 boats remain along with a structure in the rear. The demo order would be to remove those items and demo the structure that remains on the property. Motion for a 30-day demo by Commissioner Gluck with a second by Commissioner Evans. Motion approved by a vote of 5-0.

E. **1303 Wesley Street**

Public hearing was opened- Michael Johnson was present to speak, he explained that he has Duncan electric doing the electric work to bring it up to code. He has plans to fix the roof and foundation. When asked for a timeline he explained he should be done by October and that he has friends in the community to help. His purpose and intent is to rent it out and keep it in the family. Karen presented that the building previously had permits with no changes and has a recent electric permit pulled with and passed the T-pole inspection. There's fresh paint and added trim and boards along the windows. Issues remain along the wall, foundation issues still stand, and roof issues. Commissioner Gluck motions for a 60-day variance with a second by Commissioner Gibbons. Motion approved by a 5-0 vote.

F. **1406 Wesley Street**

Public hearing opened – no one was present to speak. Karen explained that they're trying to sell the property and they're aware of the leak. There's a roof leak, rain getting on the inside, studs missing, not weather tight and trees are growing into house. Tires on the property with illegal dumping. No pending offers as of the meeting along with no improvements. Commissioner Gluck motions for a 30-day demo with a second from Commissioner Evans. Motion approved by a 5-0 vote.

G. **2203 McDougal Street**

Public hearing opened – Lorenza Boldware Jr. Was present to speak, he explained that his son was going to repair the home but passed away. Holding onto the property for sentimental value. Slowed down limbo, century 21 put it up for sale. No interest in repairing. Mom still wanted to keep the property, but want to just sell as it. Karen presented that it's remained in the same condition, but it's secured with no break ins. Rotted wood through the deck and roof rafters. Small holes in the rear. Commissioner Feezle motions for a 30-day demo with a second by Commissioner Gluck. Motion approved by a 5-0 vote.

H. 3118 Simpson Street

Public hearing opened – Lester Marney present to speak, he explained that they stopped working on the property due to a death in the family. Asking for 60 days to sell the property. His sister is over the real estate portion of the property. There's people constantly trespassing and stealing from property. Karen presented that there's equipment next to the property. Family members consent for people to camp. Structure open to the public, trash on grounds. The front corner is rotted. Plastic covering on window. Someone going in and out. Trim is rotting, support placed. Mr. Marney asked if he could board the home and Karen explained that he could and get a no trespass affidavit. Commissioner Gluck motions for a 60-day variance with a second by commissioner Evans. Motion approved by a 5-0 vote.

I. 816 Edgar Street

Public hearing opened – No one present to speak. Karen presented that there was new siding over rotting siding. Bottom of the building new siding and the front door is still open. Power on the property still. Owners were trying to sell it, but there were issues with the deed. Building is still falling apart. Owner never reached out and the yard is still full of trash. Commissioner Evans motions for a 30-day demo with a second by commissioner Gibson. Motion approved by a 5-0 vote.

J. 1718 Speedway Street

Public hearing opened – no one present to speak. Active permit. Exterior fixed, no structural, inside changes. No inspections. Permit expires May 25th. Meter base not connected to home. The roof and supports are fixed with no inspections called in. Owner received signature card and knew about the meeting. Commissioner Evans motions for a 30-day demo with a second by commissioner Gibson. Motion approved by a 5-0 vote.

K. 1904 Gibbons Street

Public hearing opened – no one present to speak. Karen presented no changes have been made. Asked Daniel Ray about the estate and no response from the attorney representing Cheryl Brown about the estate. Both homes that are on the list are filled with items. Trash and other items are in the yard. Nothing has changed with the look of the property. Motion for 30-day demo by commissioner Gluck with a second by commissioner Gibson. Motion approved by 5-0 vote.

6. Status of Currently Condemned Properties

Karen gave the following report on the properties mentioned below:

- A. **3819 Washington Street** (Waiting on City equipment)
- B. **4211 Pickett Street** Builder covered gas meter waiting to get gas turned off by Atmos
- C. **1822 College Street** (Waiting on City equipment)
- D. **1908 Gibbons Street** Cleared to demo
- E. **3308 Travis** (Tabled)

7. Adjourn

Motion to adjourn at 7:01 p.m. by Commissioner Barry Gluck second by Commissioner James Evans.

All others in favor motion passes 5-0.



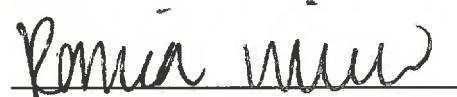
Substandard Structures Board Minutes

May 5, 2025

5:15 p.m.


Glover George, Presiding Officer

Attest:


Ramia Wilson