



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
January 24, 2023, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Mayor, Bryon Wiebold, called the meeting to order at 6:01 p.m. Council members, Craig Overstreet, Terry Williams, Ted Wagner, Mike Henry and Lance Hudson were in attendance. City staff members in attendance were City Manager, Ben White, Assistant City Manager, Mike Sullivan; City Secretary, Tabatha Monk, Police Chief Marsha Phillips, Fire Chief Gregg Massey, Warrant Officer Rick Ranspot, EDC Director Larry Tucker and City Attorney, Alan Lathrom.
- Prayer was led by Councilmember Overstreet and the pledges to the United States and Texas flags were led by Mayor Wiebold.
- Mayor Wiebold announced to check the City Calendar for any upcoming closings for holidays and meetings.
- Mayor Wiebold then introduced and welcomed the newly hired EDC Director, Larry Tucker.
- Mr. Tucker spoke before the Mayor, City Council and meeting attendees.

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA**

- No one spoke under this item.

**III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA**

- No one spoke under this item.

**IV. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial, or “housekeeping” items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda

and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually. Councilmember Overstreet asked to withdraw for discussion the Financial Budget Report, Public Works Report and City Manager Report.

A. City Council Minutes (01-10-2022).

**Councilmember Henry** made a motion to approve the City Council minutes.

**Councilmember Wagner** seconded the motion to approve.

The motion was carried unanimously (5-0).

## V. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
  - 1. Possible Council Liaison Report: (**Councilmember Wagner** advised no meeting.)
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report: (**Councilmember Henry** advised no meeting.)
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Possible Council Liaison Report: (**Councilmember Williams** advised no meeting.)
- D. Main Street Board
  - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

- E. Parks & Recreation Board
  - 1. Possible Council Liaison Report: (**Councilmember Wagner** advised no meeting.)
- F. Planning & Zoning Commission
  - 1. Possible Council Liaison Report: (**Councilmember Hudson** advised the board made a recommendation for approval to City Council of the 3 lots zoning change.).
- G. TIRZ Board
  - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting)

## VI. PUBLIC HEARINGS AND ORDINANCES

A. "Public hearing, discussion and possible action on a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas."

**Mayor Wiebold** opened the public hearing at 6:05 p.m.

No one came forward to speak in favor of this item.

The following came forward to speak against this item:

1. Brett Aaron
2. Stephanie Roberts
3. Amy Saffell
4. Chris Roberts
5. John Pippen

**Mayor Wiebold** closed the public hearing at 6:13 p.m.

- **Councilmember Williams** made a motion to table this item.
- After some discussion **Councilmember Williams** retracted his motion to table.
- **Councilmember Henry** made a motion to deny this item.
- **Councilmember Hudson** seconded the motion to deny.
- The motion was denied unanimously (5-0)

- B.** Consider, discuss and act upon ordinance O-2023-0124-001 Utility Average Monthly Payment (AMP), plan.
- Mr. White updated the City Council on this item.
  - **Councilmember Williams** made a motion to approve O-2023-0124-001.
  - **Councilmember Hudson** seconded the motion to approve.
  - The motion was passed unanimously (5-0).

## **VII., REGULAR AGENDA**

- A.** “Consider, discuss and act upon a Athletic Complex Joint use agreement between the City of Farmersville and the Farmersville Little League Baseball Association.”
- Mayor Wiebold advised this item would be tabled at this time.
- B.** “Update, consider, and discuss the fiber system request for proposal (RFP), schedule and RFP construction associated with grant proceeds beginning and ending dates.”
- Mr. White updated the City Council regarding this item.
  - Mr. Tucker, EDC Director, spoke before the City Council.
  - Discussion was made between the City Council and staff.
  - No motion was needed for this item.
- C.** “Update, consider, discuss and act upon the bid process for Rambler Park and Onion Shed improvements.”
- Mr. White updated the City Council that the bid package has been completed and sent out and is due back on February 14, 2023.
  - Mr. White answered the City Councils questions on this project.
  - Mr. Daniel, with Dunaway DBI, spoke before the City Council and answered questions regarding this project.
  - No motion was needed for this item.
- D.** “Update, consider, discuss and act upon Farmersville #3 Wastewater plant.”
- Mr. White and Mr. Daniel updated the City Council on this item.
  - No motion was needed for this item.
- E.** “Update, consider, discuss and act upon trickling arm filter.”
- Mr. White and Mr. Daniel updated the City Council on this item.
  - No motion was needed.

## **VII. WORK SESSION**

- A.** “Consider, discuss, and act upon the possible establishment of a Municipal Development District (MDD) under Texas Local Government Code Chapter 377 including, but not limited to, their: creation; scope; powers; governance; funding; activities; the comparisons and interplay between and among MDDs and Type A and

Type B Development Corporations; and the potential impacts on Type A and Type B Development Corporations.”

- Mr. White turned this discussion over to Alan Lathrom, City Attorney.
- Mr. Lathrom updated the City Council on this item.
- Mr. Lathrom recorded the items the City Council wants included regarding the MDD election.
- This will be brought back to City Council at the next meeting for consideration of approval.
- No motion was needed.


### REQUESTS TO BE PLACED ON FUTURE AGENDAS

- **Councilmember Henry:** Update on TIRZ appointments (terms and staggered terms). Update from Mr. Lathrom Council terms since becoming Home Rule.
- **Councilmember Overstreet:** Update on unresolved development agreements.

### VIII. ADJOURNMENT

**Mayor Wiebold** adjourned the meeting at 7:39 p.m.

APPROVE:

  
Bryon Wiebold, Mayor

ATTEST:

  
Tabatha Monk, City Secretary

