



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
February 28, 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 6:00 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 and City Attorney, Alan Lathrom.
- Prayer was led by Councilmember Craig 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 brought to everyone's attention the upcoming Public Hearing Thursday, March 2, 2023, 5:30 p.m. – 7:30 p.m., at Collin College Farmersville Campus 501 S. Collin Parkway, Farmersville, Texas, regarding the location of the 380 bypass, (US 380 from CR 560 to CR 699 (Hunt County Line.)

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

- No one spoke under this item.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Mr. Steve Bolgiano spoke regarding his approval of the hiring of Greg Massey (Fire Chief). Mr. Bolgiano also spoke out against the TxDOT realignment and thanked Councilmember Overstreet for his efforts in this area. Mr. Bolgiano went on to say that this realignment would, in his opinion, ruin Farmersville's South Lake.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (02-14-2023).
- B. Financial Report and credit card convenience fee information.

Councilmember Henry requested the financial report be tabled until the next CC meeting to give Council time to review the information that was given out late.

Councilmember Overstreet made a motion to approve the City Council minutes.

Councilmember Henry 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 they discussed the bylaws and will possibly make a few changes. They discussed getting funds for the windows (getting them calked),

discussed a few other small issues but that was basically everything discussed.)

- B. Farmersville Community Development Board (Type B)**
 - 1. Possible Council Liaison Report: (**Councilmember Overstreet** filled in at the meeting for **Councilmember Henry**. **Councilmember Overstreet** gave a brief update for the City Council members that missed the last meeting. **Councilmember Overstreet** advised the meeting was held 1 day prior to the February 14th City Council meeting the three major things that were presented were the Spain Complex: a ballfield presentation; a future quasi-public parking lot and priority issues associated with the Bain Honaker house are primarily what was discussed.)
- 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 the meeting was cancelled.)
- F. Planning & Zoning Commission**
 - 1. Possible Council Liaison Report: (**Councilmember Hudson** was unable to attend.)
- G. TIRZ Board**
 - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

VI. PUBLIC HEARINGS AND ORDINANCES

A. “Public Hearing to consider, discuss and act upon a request for a variance from a requirement of the Subdivisions Chapter of the Farmersville Code that applies to the preliminary plat for Sandy Landing to allow the platting of a cul-de-sac that exceeds the maximum length of 600 feet established by Section 65-42(a)(4) of the Farmersville Code and recommending to City Council pursuant to Section 65-9 of the Farmersville Code whether a cul-de-sac that is approximately 2,700 feet in length should be approved, and further acting on the preliminary plat for Sandy Landing. The property identified as Sandy Landing is generally located in an area west of State Highway 78 and north of County Road 550, Collin County, Texas, and situated within the Elijah B. Reed Survey, Abstract No. 739, Collin County, Texas on approximately 26.0183 acres of land more or less.

- **Mayor Wiebold** opened the public hearing at 6:09 p.m.

- Mr. Warren Corwin, with Corwin Engineering spoke in favor of this item. Mr. Corwin advised them they were in agreement with the engineers' comments and already made the changes to the plat submittal.
- Mr. Warren answered the City Councils questions.
- No one came forward to speak against this item.

- **Mayor Wiebold** closed the public hearing at 6:12 p.m.

- Mr. White answered the Councils questions.
- Mr. Latham answered the Council's question.
- **Councilmember Overstreet** made a motion to approve the variance request.
- **Councilmember Hudson** seconded the motion to approve.
- The motion was carried unanimously (5-0).

B. Public Hearing to consider, discuss and act upon a petition for annexation requested by the City of Farmersville as the owner of the areas commonly referred to as the Farmersville Riding Arena and Southlake Park and being more particularly described as situated within the following tracts or parcels of land:

1. Approximately 2.37 acres of land, more or less, situated in the DJ Jayes Survey, Sheet 2, Tract 70, 2.37 acres, Abstract No. A0471, Collin County, Texas; and
2. Approximately 10.5 acres of land, more or less, situated in the DJ Jayes Survey, Sheet 2, Tract 71, 10.5 acres, Abstract No. A0471, Collin County, Texas; and
3. Approximately 30.0 acres of land, more or less, situated in the Smallwood Owens Survey, Sheet 1, Tract 35, 30.0 acres, Abstract No. A0678, Collin County, Texas; and
4. Approximately 41.9265 acres of land, more or less, situated in the Smallwood Owens Survey, Sheet 1, Tract 37, 41.9265 acres, Abstract No. A0678, Collin County, Texas.
 - **Mayor Wiebold** opened the public hearing at 6:15 p.m.
 - No one came forward to speak for or against this item.

 - **Mayor Wiebold** closed the public hearing at 6:16 p.m.

 - Mr. White updated the Council on this item.
 - **Councilmember Williams** made a motion to approve this annexation request.
 - **Councilmember Wagner** seconded the motion to approve.
 - The motion was carried unanimously (5-0).

VII., REGULAR AGENDA

A. “Consider, discuss and act upon a preliminary plat and site plan for Windmill Hill Addition located at 921 Audie Murphy Pkwy. Farmersville, Texas.”

- Mr. White updated the Council on this item.
- **Councilmember Henry** made a motion to approve the preliminary plat and site plan subject to the conditions the engineer prescribed.
- **Councilmember Williams** seconded the motion.
- The motion was carried unanimously (5-0).

B. “Consider and discuss a request for a mid-year budget adjustment for the Farmersville Fire Department, presented by Fire Chief, Greg Massey.”

- Fire Chief, Gregg Massey, updated the Council on this item.
- Chief Massey answered the Councils questions.
- The Mayor and City Council expressed their appreciation to Chief Massey and all the First Responders who serve and protect our Citizens and our beautiful City.
- **Councilmember Henry** made a motion to approve the budget amendment.
- **Councilmember Williams** seconded the motion.
- The motion was carried unanimously (5-0).
- City Attorney, Alan Lathrom, advised the Mayor and Council we would be bringing an ordinance at the next City Council meeting to formally adopt this budget adjustment.

C. “Consider, discuss and act upon the sale of Fire Department surplus equipment to Hopkins County.”

- Fire Chief Massey updated the Council on this item.
- Chief Massey answered the Council’s questions.
- **Councilmember Henry** made a motion to approve this item.
- **Councilmember Overstreet** seconded the motion to approve.
- The motion was carried unanimously (5-0).

D. “Update, consider, and discuss and act upon a presentation by Fire Chief Greg Massey, regarding the Fire Department pursuing a SAFER Grant through FEMA.”

- Fire Chief Massey updated the City Council regarding this item.
- Chief Massey answered the Councils questions regarding the grant.
- **Councilmember Henry** made a motion to approve.
- **Councilmember Williams** seconded the motion.
- The motion was carried unanimously (5-0).

E. “Consider, discuss and act upon a donation for the J.W. Spain Concession Stand Roof.”

- Assistant City Manager, Mike Sullivan, updated the Council on this item.
 - Mr. Ryan Calendar, with Apple Roofing Company, spoke to the City Council and answered their questions.
 - **Councilmember Overstreet** made a motion to approve acceptance of the donation.
 - **Councilmember Henry** seconded the motion.
 - The motion was carried unanimously (5-0).
- F. "Update, consider and discuss the progression of the J.W. Spain Concession Stand."
- Mr. White updated the Council on this item of the occurrences over the past year.
 - Mr. Sullivan and Mr. White answered questions from the Council.
 - No motion was needed for this item.

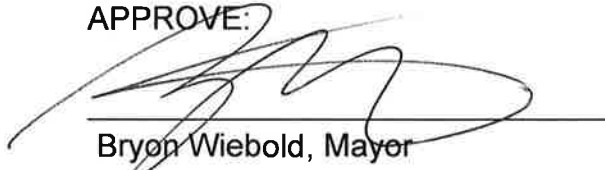
VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- **Councilmember Henry:** Trickle Arm Update; Update on Rambler Park and the Onion Shed; List of TIRZ priorities; Schedule for board applications and appointing board members; Update on Lakehaven Development sewer plant and schedule for budget workshops for the upcoming fiscal year.
- **Councilmember Williams:** Would like some discussion regarding the flooring on the Onion Shed and what is the anticipation of what is going to happen with the flooring.
- **Councilmember Overstreet:** Status of all development agreements; Brief discussion of our future parks (where do we go from here type discussion); information on what will happen with 4B and their budget if the MDD election is passed (specifically what will happen with any monies left over as they have a substantial amount.)

IX. ADJOURNMENT

Mayor Wiebold adjourned the meeting at 6:52 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:


Tabatha Monk, City Secretary

