

**FARMERSVILLE CITY COUNCIL
MEETING MINUTES
January 24, 2012**

The Farmersville City Council met in a regularly called session on January 24, 2012 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long, Russell Chandler and Jim Foy. Staff members present were Interim City Manager Ben White, Police Chief Mike Sullivan, City Attorney Alan Lathrom, Fire Chief Kim Morris, Finance Director Daphne Hamlin, Librarian Trisha Dowell and City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors.

Mayor Helmberger announced that the aroma noticed around town is the sludge from clean water lagoons that are been processed and removed. The sediment is removed every two years.

Mayor Helmberger also announced that the North East Texas Trails Committee will be meeting January 27, 2012. Mayor Helmberger and Mark Vincent will be attending this meeting.

Mayor Helmberger has asked TxDOT to help make the intersection at Highway 380 and CR 607 more visible to upcoming travelers in light of the multiple accidents at this location.

The Rike Library will be closed to the public and moving books and furniture from the storage buildings back into the Library in the new shelving that has been installed. The Library will re-open for business on February 1st. Mayor Helmberger asked for volunteers to assist on Saturday, January 28th.

READING OF ORDINANCES – SECOND READING: CONSIDER, DISCUSS AND ACT UPON ORDINANCE # O-2012-0124-001 FOR A BUDGET AMENDMENT REGARDING THE FIRE DEPARTMENT FOR BUNKER GEAR WHICH IS TO BE REIMBURSED BY THE TEXAS FORESTRY GRANT

Mayor Helmberger announced that Council has passed Ordinance # O-2012-0124-001 regarding a budget amendment for bunker gear on the first reading at the last meeting. Billy Long motioned approve the Ordinance as presented with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON A NEW STREET SIGN STANDARD AS PRESENTED BY INTERIM CITY MANAGER BEN WHITE

Interim City Manager Ben White demonstrated a street sign that will become the standard in Farmersville with Council approval. The Federal Government has mandated that all street signs meet a certain criteria and begin installation by 2015. The color will be a standard brown which flows with the Marketing Committee's branding efforts. The signs will also have the diamond grad for hazard signs, but will be a step lower grade for the standard street signs. The signs will be highly reflective. The first step is to have a plan in place, then the street signs can begin to be made and installed. Paul Kelly questioned why the sign replacement, with Mayor Helmberger announcing an unfunded federal government mandate. Grants are being researched. Mayor Helmberger stated the Subdivision Ordinance will need to be amended to require this standard of street signage. Jim Foy stated he thought the mandate was extended to

2018. Council all showed positive response to the proposed sign standards. A written standard will be presented to the Council at a future meeting to implement the sign standard.

CONSIDER, DISCUSS AND ACT UPON AMENDMENTS TO THE CITY MANAGER ORDINANCE

Council was presented with amendments to the City Manager Ordinance via Ordinance # O-2012-0214-001 reflecting proposed changes referring to Section 2 (a), the time frame the City Manager shall reside within the Farmersville Independent School District. Council discussed the three month time limit and concurred that it was sufficient with the caveat that residing outside the Fisd would require Council approval. Billy Long motioned to approve the first reading of Ordinance # O-2012-0214-001 with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON AMENDMENTS TO THE PERSONNEL POLICY

Council reviewed a Resolution presented which will amend the Personnel Policy regarding the Appeals of Disciplinary Action and the Grievance and Appeal Procedures allowing the City Council to be the last deciding body regarding a grievance with an employee of the City. This change will revert the process to its form from two years ago. Russell Chandler motioned to approve the Resolution as presented with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON A REQUEST TO AMEND OR CHANGE THE COMPREHENSIVE ZONING ORDINANCE REGARDING RESIDENTIAL USES BEING LIMITED TO THE SECOND FLOOR AND ABOVE A BUILDING IN THE CA DISTRICT

The Planning and Zoning Commission was presented with the issue of a variance request from 1001 Bargains, a retail store located at 110 McKinney Street, to allow the use of an existing apartment within the building. The building had an owner/occupant that had an apartment in the back of the building. Since that particular owner/occupant left and the building was sold, the apartment became a non-conforming use per City Attorney Alan Lathrom. The Planning & Zoning Commission are not allowed to make the decision regarding the variance; however the Commission requested the Council to consider allowing the Planning & Zoning Commission to explore the possibilities of changing/amending the Comprehensive Zoning Ordinance to make an allowance for residential uses in building in the Central Area on the first floor. Jim Foy stated that when the original Comprehensive Zoning Ordinance was prepared, the main objective was to ensure the retail stores to remain as such and not become residential in the downtown area on the first story. Mr. Foy continued that he would not have a problem with a residential area being in the back portion of a building and use a percentage as such then the store front stays as non-residential. Jack Alexander, owner of 1001 Bargains, came before the Council expressing that he did not intend to live in this apartment area, but would like to have that option available to him if the need arose. Bureau Veritas did an inspection and did not find any changes to be made to the area other than installing smoke detectors, which have been purchased and will be installed. The exits and all other areas would pass an inspection for use as an apartment. Mayor Helmberger stated it would behoove the Council to have this topic reviewed and have the Planning and Zoning Commission make recommendations to the Council. Council concurred. This item will be brought before the next Planning and Zoning Commission meeting.

PRESENTATION FROM JIM DAWKINS REGARDING THE CONVERSION OF ONION SHED #2 INTO A MUSEUM

This item was not ready for a presentation. No action was taken on this item.

UPDATE ON THE BOND COMMITTEE

Wayne May, Chairman of the Bond Committee, came before the Council to report that the Committee has reviewed bond options and the projects in need of repair or replacement. Mr. May stated that it is his understanding that streets are of the utmost concern and the biggest job for the Committee is to see what the tolerance level is that the citizens can bare with a tax increase to pay for the bonds. The Bond Committee will be crunching numbers over the next three meetings. Mr. May stated this is a very difficult decision especially during these economic times. The Bond Committee is expected to have a recommendation for the Council at their last meeting on February 9.

UPDATE ON THE FORMATION OF THE TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Interim City Manager Ben White stated that Larry Cline has been working diligently with Collin County to prepare a presentation before Commissioner's Court tentatively scheduled for February 13. The Farmersville Economic Development Corporation has offered to pay for the completion of the TIRZ creation. After approval of the Commissioner's Court, a board will be created and all information including calendar dates and a TIRZ map will be included on the City's website. The board will be composed of 2 members from Collin County and 3 from Farmersville. Interim City Manager stated this process is moving along smartly.

UPDATE ON THE DEMOLITION OF THE SOUTHLAKE CLUBHOUSE

Interim City Manager Ben White reported that the Clubhouse does have asbestos in the linoleum sheeting, tile siding and roof flashing. Quotes are being attained for the abatement of the asbestos products. An approved landfill will be required to be used for those specific items.

DISCUSS REVIEW AND APPROVE THE COMPREHENSIVE PLAN SCOPE DOCUMENT. AUTHORIZE INTERIM CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE CITY ENGINEER FOR DEVELOPING AND DOCUMENTING THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE SCOPE DOCUMENT

Mayor Helmberger announced that the Economic Development Corporation has worked diligently on the Comprehensive Plan which is needed in the worst way. The Board asked that the Council review the draft presented. A cost of \$80,000 will be paid by the FEDC. Jim Foy requested other groups such as the Greenville Economic Development and adjoining communities, such as Floyd, be included regarding potential Municipal Utility Districts and residential developments. These external agencies need to be evaluated and considered in our plans as there could be huge aftereffect. Any changes or recommendations need to be forwarded to Eddy Daniel. The Impact Fee Study will cost \$28,900 and the Comprehensive Plan costing \$51,100. Jim Foy motioned to approve the Comprehensive Scope Document and authorize Interim City Manager to execute an agreement with the City Engineer for developing and documenting the Comprehensive Plan in accordance with the scope document. Paul Kelly seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

WATER MANAGEMENT PLAN UPDATE

Interim City Manager Ben White stated he would like to keep this item on the Council Agenda until completed. Mr. White has been working on the Plan and has made a lot of

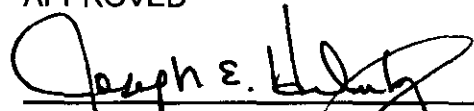
improvements. The changes will be submitted to the Council for review. There is still data needing to be included which includes the utility profile and current numbers. Mr. White is also investigating the installation of a sign with the stage level the City is currently in which would need to be 300' away from the TxDOT right-of-way.

Mr. White informed the Council that he has met with our local newspaper reported to print a collection of articles which will inform the citizens. Our goal is to reduce water usage and asking our citizens to identify any leaks in our water system. The paper is also going to add the Drought Stage in the lower left hand corner of the front page. Paul Kelly suggested placing a note on the water bills. No action was taken by the Council

ADJOURNMENT

Council adjourned at 6:49pm.

APPROVED



Joseph E. Helmberger, P.E., Mayor

ATTEST


Edie Sims, City Secretary