

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
OCTOBER 23, 2012

The Farmersville City Council met in a regularly called session on October 23, 2012 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Michael Carr, Billy Long, Russell Chandler and Jim Foy. Staff members present were City Manager Ben White, Police Chief Mike Sullivan, Fire Chief Kim Morris, Librarian Trish Dowell and City Secretary Edie Sims.

Item I) 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. Councilman Billy Long offered the invocation.

Mayor Helmberger welcomed Boy Scout Troop 417 for their attendance. Several of the troop members are working towards their Citizenship and Community Merit Badges.

Item II – A) CONSIDER, DISCUSS AND ACT UPON AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR LIBRARY SERVICES

City Manager Ben White indicated the Interlocal Agreement is the standard agreement with the only change being the amount funded by Collin County. Trish Dowell, Librarian, informed the Council that the Collin County Commissioner's Court will be meeting on November 5th to discuss the reallocation of funds since Plano and Frisco have removed themselves from the County's library funding. The discussion turned to membership charges and how other libraries are finding other funding mechanisms. Frisco charges a membership fee of \$40-\$50 annually. Librarian Trish Dowell stated that approximately 25% of the Farmersville Library patrons are residents of the County. City Manager Ben White stated one day may come when our Library must be self supportive and a membership fee may help offset costs. Pansy Hundley expressed dissatisfaction with this idea and not to take away the Library's opportunity offering books and furthering education for children. Mayor Helmberger stated the membership fee is something to think about in the future.

Russell Chandler motioned to approve the Interlocal Agreement with Collin County for Library Services with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Michael Carr yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item II – B) CONSIDER, DISCUSS AND ACT UPON THE CITY'S SIDEWALK POLICY INCLUDING MAINTENANCE AND REPAIRS

City Manager Ben White stated he wanted to have a discussion regarding the sidewalks system in front of the citizens of Farmersville. Presently the City is working with TxDOT on a Safe Routes to School sidewalk grant where sidewalks will connect the schools. Recently the City completed \$150,000 sidewalk project downtown to improve the sidewalks and add ADA compliancy. Outside of those areas, the residential sidewalks are deteriorating. A longtime question has arose as to who is responsible for the maintenance of sidewalks since a majority are on private property. The City is also having an ADA compliance assessment which will help identify needed areas of improvement.

Mr. White proposed to have reconstruction of sidewalks paid through City funds. Mr. White has further proposed to apply \$25,000 taken from the street fund to be utilized for sidewalks specifically. The purpose for this sidewalk planning and reconstruction is due to

requirements which were passed by the Department of Justice approximately 20 years ago. For most cities, it would take years if not decades to bring the sidewalk standards up to required specifics. Most cities have not followed through with a plan and action for deteriorating sidewalks. The City of Winnsboro was recently audited and the outcome was not favorable to the City.

Mr. White proposed the following priority for sidewalk reconstruction as follows: a) sidewalks affected by major changes such as public utility relocation and street reconstruction; b) interconnections between public schools; c) downtown business district interconnections; d) interconnections between downtown business district and park areas; e) interconnections between the public schools and the downtown business district; f) residential streets – distributed among four quadrants, Main/McKinney/College; and g) collector roadways – distributed among four quadrants, Main/McKinney/College. The sidewalk policy will be formalized in the ADA Transition Plan which is being developed.

Mr. White stated he wished to use the priority list as a point of reference and to ask the Council for their guidance. Mayor Helmberger stated that if the Justice Department came to Farmersville, the City would be responsible for the condition of the sidewalks. If a sidewalk is removed, then it is no longer deemed an accessible route. Cost of the removal of sidewalks would also need to be considered. By the end of December, Mr. White will get a recommendation of the immediate responses which will be preliminary but allow us to move forward with this project.

Jim Foy expressed concerns of items D & E. Item B will be resolved with the Safe Routes to School project. Mr. Foy stated he didn't know if the sidewalks are needed from the downtown area to the City Park as they are already connected. What Mr. Foy thought as more important is the need for a crossover on Highway 380. The Main Street Bridge is the only crossing opportunity and until that bridge is widened, the sidewalks are not wide enough for safety. In general, the sidewalks from the residential areas to the schools should be a higher priority.

The discussion then turned to the cost of sidewalks and Council was informed that \$25,000 would only construct less than 1/2 a city block. Mr. White stated he will build from the comments made and make a more cohesive plan. Council concurred to proceed with a Sidewalk Plan.

Item II – C) UPDATE ON THE ELECTRICAL SYSTEM

City Manager Ben White announced that the Farmersville Economic Development Corporation has fully funded the modeling and pole-by-pole inventory of our electrical system. Sharyland Utilities will work with us on the inventory with McCord Engineering. The plan is to have the model and inventory completed by March 2013.

On another note, the Safe Routes to School grant will not fund through the grant to relocate utilities which will conflict with the sidewalk route. The City is expected to clear the right-of-way which can be done as the project moves along.

Upgrades to the electrical system will be relayed to include change outs of lines. Having the electrical assessment will complete our utility structure. We can then move forward and realize the need to utilize the Electric Fund for maintenance. The City has not funded any efforts into the maintenance of the electrical system and we are feeling the pains of financial need in the system. Mr. White stated he has briefly discussed an electrical surcharge in the recent past and would like to discuss this issue more seriously with the Council. We cannot continue to repair issues which are funded through our surpluses. Mayor Helmberger stated the system belongs to Farmersville and we have not taken care of the system.

Sharyland's responsibility is when something breaks to make repairs and we pay for the materials. Due to the volume purchased by Sharyland, there is a cost savings for us to go through Sharyland. However, this does not solve the ongoing problem.

Jim Foy stated \$150,000 could be raised with 1/2¢ per kWh increase Mr. White also indicated that rate increases must be shared with Sharyland; however a surcharge would go to the City directly. A surcharge fund would help to pay for ongoing maintenance and upcoming issues. Council concurred to move forward with a discussion at length at our next meeting in November.

Item II – D) UPDATE ON COMPREHENSIVE PLAN

City Manager Ben White conveyed the Comprehensive Planning Schedule to the Council. The drafts will be coming at the end of this week for review. The goal is to have the adoption of the Plan by January 22, 2013. Collin County has requested this information to help with their planning as well. Mr. White stated being aligned with Collin County is critical and this plan will aid us in many areas.

Item II – E) CONSIDER, DISCUSS AND ACT UPON A PRESENTATION FROM CITY ENGINEER EDDY DANIEL REGARDING THE CITY'S WASTEWATER TREATMENT SYSTEM

Ken Wesson, Wastewater Systems Manager for North Texas Municipal Water District, came before the Council with Eddy Daniel, City Engineer, to discuss the present condition of the City's wastewater treatment system. With the City holding two wastewater permits and two plants, NTMWD has been overseeing/operating our plants since 1993. The last 10 years have seen issues with capacity especially during huge rain events. Our wastewater system has been greatly affected by inflow and infiltration problems.

The City has been cited on numerous occasions from Texas Commission on Environmental Quality (TCEQ). Over the years, some of the manholes and other inflow problems have been repaired, but due to the age of the wastewater system, the repairs are only short term band-aids. Every time we have a large rain event, we have issues. Every month NTMWD's discharge monitoring is reported to TCEQ. With the City having repeat issues, TCEQ can cite the City and require enforcement action. We have come very close to having enforcement action placed upon us. Capacity has been an ongoing problem, even when Alan Hein was City Manager. A great concern is during January, February and March which is a regulatory period for a violation. If during those three months the City is outside the discharge permit allowances, the City can be cited. An inspection from TCEQ is due any time.

Eddy Daniel stated the challenge is due to the peaking capacity of inflow and infiltration due to heavy rain events. The City promised an SSO Initiative through grants and working with NTMWD. This effort gave us a little more time, but this is a planning tool only. With smoke testing, manhole repairs and clay line replacement over the past years, the peaking is dramatically less, but it is still not enough with a system of this age. We have done selective sewer system rehabilitation and replacement. Mr. Daniel stated he believes there is a clay line or open manhole that has not been identified which is still allowing inflow directly into the system. In the future, a SCADA system will be installed to monitor for specific areas of the City, but funding is not available at this time. Recently, the City had a wastewater treatment study which helped to identify other problems.

With discussion of a large development south of town, a placement of a regional wastewater treatment facility has been discussed for several years. Questions have arisen whether to wait and see if the Municipal Utility District comes to fruition or move ahead with other avenues. Cost factors are reaching \$20 million dollars.

The biggest issue for Farmersville has been the wastewater which if resolved would allow future growth. Mayor Helmberger stated he has made this statement for years that until our wastewater system is available for more capacity we will not be able to grow.

Ken Wesson described our two discharge permits. The oldest being a filter plant which is capable of 225 thousand gallons per day which was built in the 1960's. The second plant is a more modern active sludge plant which is capable of 530 thousand gallons per day. A total volume of 755 thousand gallons per day could be utilized; however the oldest plant will not meet current plant requirements and therefore cannot be utilized to treat and discharge. Plant 1 is used to remove some solids, but overall the entire wastewater treatment is operated through Plant 2 which actually treats the solids. Presently Plant 2 exceeds 75% of the flow and must have a solution. If we reach 90% of flow, per TCEQ's regulations, we must already be in construction. This means that with Plant 2 not being utilized, we have a permit that is not being used to full capacity. Future growth is expected with Collin College and other developments.

The solutions will continue to be reducing the inflow and infiltration; fully utilizing the existing permitted wastewater plant capacity; commence planning for a new wastewater plant for the City; and the potential participation in a future regional wastewater treatment plant. By using the permit for Plant 1, it is an asset for us to upgrade that plant to meet current standards.

Mr. Daniel also spoke of attaining a package plant which could be bought or leased or even purchase a used plant. The package plant's life could be quite lengthy and be a great asset for present capacity needs. Package plants are very effective with some maintenance. The plant is above ground but this is not a long term solution, only 5 – 10 years maximum. Recommendations include proceeding with preliminary design to determine budget considerations for the addition of a package sewer plant to be located at the existing plant site in order to maximize the existing discharge permit; begin applying for a discharge permit and clearly know the affects of Lake Lavon and the future Municipal Utility District. This option is very costly to attain a permit and very time exhaustive. There is a good chance that a permit could be protested and could take 1 – 1 ½ years of processing. Lastly, to work with other developments for a joint regional wastewater treatment plant IF developments come online.

Mayor Helmberger expressed the need to have the wastewater issue resolved. This side of the County is hard pressed due to wastewater capacity. Mayor Helmberger hoped to turn the existing plants into a junction and move the plant southward by gravity flow. We may have enough capacity to handle the upcoming College. Eddy Daniel stated we will continue with efforts through grant funding to reduce inflow and infiltration problems and work toward a package plant. Camden Park's development is on a 10 year build-out, so the immediate need is not present for that development.

Impact fees are also going to be a big part of this process. The Comprehensive Planning will also include updating our impact fees.

One point specific to a new proposed plant was that anyone within a 3 mile radius must use our wastewater treatment facility through a facilities agreement. This will allow more watersheds under the City's control. Per Mayor Helmberger, we cannot wait on the potential utility district to come to fruition. The economic conditions may never line up to for a new treatment facility. Therefore, it would be most advantageous to proceed to review the costs to maximize the two existing plants and scope out the cost of a package plant. Per Eddy Daniel, a package plant system could happen very quickly. Mayor Helmberger suggested returning with hard numbers of a package plant to the Council for further discussion.

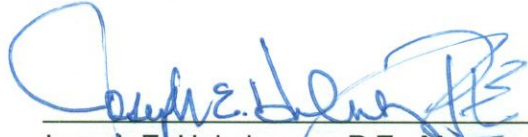
Item III) REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No items were requested for consideration on future agendas.

Item IV) ADJOURNMENT

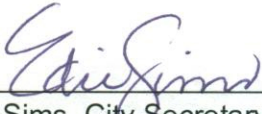
Council adjourned at 7:33:34pm.

APPROVED



Joseph E. Helmberger, P.E., Mayor

ATTEST



Edie Sims, City Secretary

