

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
November 19, 2013

The Farmersville City Council met in special session on November 19, 2013 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Helmberger, John Klostermann, Michael Carr, Russell Chandler and Jim Foy. Absent was Michael Hesse. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, Police Chief Mike Sullivan, Fire Chief Kim Morris, Finance Director Daphne Hamlin, Main Street Manager Adah Leah Wolf, Librarian Trisha 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. Paul Kelly offered the invocation with Mayor Helmberger leading the audience in the Pledge of Allegiance to the American Flag.

Mayor Helmberger announced City offices will be closed November 28th and 29th to observe the Thanksgiving Holiday. Also due to upcoming holidays, Council meeting dates for December have been changed to December 3rd and December 17th. The monthly reports will be presented on December 17th.

The annual Christmas Parade will be held on December 14th at 7:00pm.

Councilman Jim Foy stated he attended North Central Texas Council of Governments Transportation meeting. The meeting topic was the corridor from Greenville connecting to Highway 78. The corridor is an old rail-bed that will also support a bicycle trail. Studies are being prepared discussing the issues for future plans which would include the City of Farmersville. Presently the impact will be widening Highway 78 to Highway 6.

Item II) CONSENT AGENDA

Mayor Helmberger asked the Council if any items were needed to be pulled for discussion. With no one from the Council making a request, Mayor Helmberger requested Items A and H be pulled. Russell Chandler motioned to approve Items B, C, D, E, F, G, I and J with Michael Carr seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Carr, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item A – City Financial Reports. Mayor Helmberger stated he noticed a difference in formatting. City Manager Ben White indicated the accounting system provides the information which saves staff time and eliminates errors from transferring the information to an Excel spreadsheet. Mayor Helmberger stated he likes the new method. John Klostermann motioned to approve the financials as presented with Russell Chandler seconding the motion.

Jim Foy stated he noticed the sales tax income had increased. Finance Director Daphne Hamlin stated 8% was budgeted and this month was up 12%. City Manager Ben White indicated the accounting system also has a level of detail with additional numbers to define costs on specific projects. Motion passed with full Council approval.

Item H – Public Works Report. Mayor Helmberger questioned if TxDOT's expectation of having the Main Street bridge opened in December is still true. City Manager Ben White indicated this is still TxDOT's statement. The railroad bridge has had some delay but no official word regarding a completion date.

Under Inspections, Permits, Plats in the Public Works Report, Mayor Helmberger understands the school is blaming the City for holding up the progress for the construction at the

Junior High School. Mr. White informed the Mayor and Council City Staff worked through all hoops to have the permits processed. Also, the City now has a contract with Collin County's Fire Marshal which was also not a factor in holding up construction.

Mayor Helmberger announced the TIGER grant was not successful. City Manager Ben White gave accolades for making this attempt and plans are being prepared to reapply.

Russell Chandler motioned to approve the Public Works Report as presented with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Carr, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item III) INFORMATIONAL ITEMS

Council did not request further information or clarification regarding Informational Items.

ITEM IV – A) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE AMENDING THE BUDGET TO APPROPRIATE FUNDS DONATED BY THE CHAMBER OF COMMERCE

At the last meeting, the Chamber of Commerce presented three donation checks - \$100 to the Fire Department; \$100 to the Police Department and \$1,000 to the Parks Department. The funds donated to the Parks Department were indicated to be used on the Chaparral Trail, possibly two trash containers.

Jim Foy motioned to approve the ordinance as presented with Michael Carr seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Carr yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – A) RECEIVE, DISCUSS AND ACT UPON A PRESENTATION REGARDING THE MAIN STREET PROGRAM

Main Street Manager Adah Leah Wolf gave a presentation to update the Council on the progress of the Main Street Program. With 87 cities in the Main Street Program, Mw. Wolf wanted to express the purpose of the Program which is to encourage downtown revitalization within the context of historic preservation. To be in the Program, a city must have a full time professional manager who receives ongoing yearly training and reports monthly and yearly stats of its successes. The City of Farmersville has been in the Program for 14 years and has been Nationally Recognized as a Main Street City each year. Volunteer hours are averaged and kept as a record which estimates to 4,607 hours from September 2012 – August 2013.

Ms. Wolf acknowledged all the volunteers including the Main Street Board members and the Farmersville Community Development Corporation for their financial support of the Main Street Program. With design, economic restructuring, organization and promotions, the Program is successful with partnerships with other organizations including the Southwest Arlington Geocache Club, Farmersville Historical Society, Charles Rike Library, Boy Scouts, Farmersville Quilters Guild, Farmersville Athletes, and DFW Toys for Tots. Promotions include creative events and ways to bring and keep people downtown.

Other statistics that are kept and relayed are building sales, new construction within the Downtown Reinvestment Zone, capital improvements, permanent improvements. Promotional events include Audie Murphy Day, Farmers and Fleas Market now in its 9th year, Christmas events, bicycle rides on the Chaparral Trail, and the Toys for Tots Motorcycle Ride.

Historic preservation includes a walking tour brochure, historic markers within the Main Street Zone, assistance with the Farmersville Heritage Museum development plans, displays of history displays downtown. Other benefits include free architectural designs, and care of historical buildings, workshops that assist businesses including visual display techniques,

historical asset program through Collin County Historical Commission, and working with various other entities to help further Farmersville's future economically and historically.

ITEM V – B) CONSIDER, DISCUSS AND ACT UPON ACCEPTING LEE WARREN'S RESIGNATION FROM THE PLANNING AND ZONING COMMISSION

Mayor Helmberger announced Mr. Warren's resignation and requested the Council to accept his resignation. Russell Chandler motioned to accept the resignation with Jim Foy seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Carr yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval. Mr. Warren was acknowledged for his service to the City of Farmersville.

ITEM V – C) CONSIDER, DISCUSS AND ACT UPON VOTING FOR THREE DIRECTOR(S) ON THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY BOARD OF DIRECTORS

Jim Foy motioned to place all three votes to Tiffany Burleson with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Carr yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – D) RECEIVE PRESENTATION FROM STAFF REGARDING CURRENT ZONING RULES AND REGULATIONS CONCERNING BED AND BREAKFAST ESTABLISHMENTS AND TAKE ANY ACTION DEEMED NECESSARY AFTER PRESENTATION

Mayor Helmberger stated at the last Marketing Board Meeting, a question was raised regarding the lack of Bed and Breakfast establishments in town. City Manager Ben White indicated the zoning requirements were included in the Council packet which shows these types of businesses are allowed, mostly with Specific Use Permit requirements. There are other requirements to be considered if a B&B was to consider establishing in the Central Area District to include signage and parking. Mr. White investigated the International Building Code to see if any issues would prohibit a B&B from establishing within the City. The IBC considers this type of business as "R-1" which is transient and each unit would require fire wall ratings. The kitchen would need to be a commercial kitchen.

City Attorney Alan Lathrom indicated the State Legislators recently passed legislation regarding cottage food preparations. Questions are still unanswered in lieu of the new statutes; however no inspections are required under the Cottage Food legislation.

Mr. White indicated the CA District restricts living quarters on the first floor to 40% of the building with 60% as business/retail. The second floor allows 100% living space and floors beyond. Mr. White stated he does not see a reason overall from City rules and regulations that would prohibit a Bed and Breakfast from establishing in Farmersville. There are extra expenditures that are considered on the business' side. Mayor Helmberger suggested the Farmersville Economic Development Corporation might pursue Hotels and Motels to establish in Farmersville. Mayor Helmberger stated he was satisfied that the City is not prohibiting this type of business.

ITEM V – E) UPDATE ON CHAPARRAL TRAIL PROJECTS

City Engineer Eddy Daniel came before the Council and announced Phase 2 of the Chaparral Trail Project is having final items completed including mile marker signs to be installed and signage. The mile marker signs will be embedded adjacent to the trail mounted in concrete.

Phase 3 was awarded a grant through the Collin County Open Space Projects for a total of \$300,000. This grant will be utilized to clean up and finally complete the Chaparral Trail from

the Onion Shed to the Bland School on FM 2194. A land purchase is planned within this grant to allow for parking and a piped fence. In the future, restrooms will be installed. Another part of this grant will include drinking fountains, grass sod, trash receptacles, bollards, and concrete parking at the Trail Head. If any funds remain from the main project, the funds will be used to fill asphalt cracks. City Manager Ben White indicated the restrooms have been taken off the original plans as bids for this portion of the project ranged between \$80,000 - \$100,000+ for vandal proof restrooms which did not include septic systems.

Mayor Helmberger stated the Northeast Texas Trail has since made the trail open to the public and with that we now have a situation of liability. City Attorney Alan Lathrom stated warning signs should be posted – using the trail at your own risk/liability.

City Manager Ben White indicated the ADA specialist viewed the Trail and we fared fairly well. The bidding process will begin after the first of the year to stretch out the process until next fiscal year so that funding through the 4B and the City can be accomplished with ease. Mr. White stated we should be wrapping up the project about a year from now.

Mayor Helmberger stated future planning is being made for Friends of the Chaparral Trail which will allow funding for future maintenance through a 501C3 organization.

ITEM V – F) UPDATE ON STREET GENERAL OBLIGATION BOND PROJECTS

City Manager Ben White reminded the Council that contracts were approved at the last meeting and final contract document processes are being completed. Due to the upcoming winter weather, Mr. White informed the Council that asphalt work could not be performed unless the temperatures are 50° and above. Curb work, sub-grading and other preparatory work can begin. The contractor has 94 days to cover all jobs and should begin before the Holidays.

Jim Foy stated that on the Bond Project list presented, Item 5 (Hamilton Street Overlay - McKinney to Yucca) and Item 6 (Hamilton Street Overlay – Yucca to Gaddy) should be combined. Originally the Hamilton Street overlay was planned from McKinney Street to North Hamilton but has now included the stretch to Gaddy Street.

Mr. White indicated the method used via a Request For Proposal will allow the same pricing to be used for the other projects to help save funds and get more for our dollars spent. Jim Foy questioned the Budget/Cost versus the actual costs which are different from the bond project costs. Mr. Foy asked for the actual financials be presented rather than the amounts shown as the numbers are conflicting and confusing. Mr. White indicated that project numbers 4 – 9 were originally projected to cost \$1.1million. The bid came in at \$820,000 with \$300,000 left over. This will allow us to parlay the funds into other projects.

Mayor Helmberger stated he wanted to ensure the property owners have been notified. One lane will need to be available for residential traffic.

ITEM V – G) UPDATE ON WATER/SEWER GENERAL OBLIGATION BOND PROJECTS

City Manager Ben White indicated a bid opening recently occurred for the 12" Sycamore Street Waterline bond project. The project will include installing a 12" water line from the Jackson Street water tower along Sycamore Street with an added leg on Main Street North connecting from Sycamore Street to the Intermediate School specifically for fire flow. Currently flows are minimal or low at Highway 78. Ultimately Mr. White stated a loop will be built around the City to offer fire flow sufficiently. This project will begin on December 9th.

Mr. White stated he understands the conflicts surrounding construction and asked the public be patient and set their sights on the future.

Mr. White also indicated that grassy areas of residents' yards will be resodded. Also stated by Mr. White, the citizens of Farmersville come first. Some trees may need to be removed but replanting in the back yard will be offered.

The sewer projects are not ready for bidding yet. The City was awarded a grant through the Community Development Block Grant which will begin next year.

ITEM V – H) UPDATE ON SAFE ROUTES TO SCHOOL PROJECT

The Safe Routes to School Project will begin construction on November 25th. The bid came under budget which allows us to get all alternate bid projects. The utility relocations will be first before the sidewalks are poured. This will include sewer cleanouts and water meters moved. The City crews are staying ahead of the contractor.

City Manager Ben White indicated that in most areas the sidewalks will be 6' wide. The Safe Routes to School grant is funded for \$625,000 and the City must pay for all utility relocations and \$5,000. For areas that will require a wall, either concrete or simulated stone will be used. Curb replacement will occur where the areas are in great need. City Secretary Edie Sims thanked the Council for their commitment as this has been a project underway for 5 years and we are finally seeing construction.

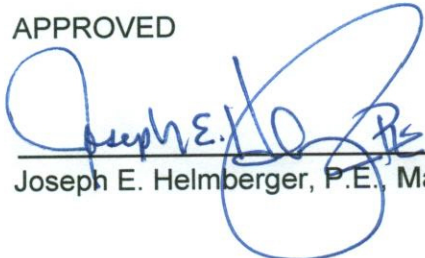
ITEM VI) REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No one requested items for future agendas.

ITEM VII) ADJOURNMENT

Council adjourned at 7:42pm.

APPROVED



Joseph E. Helmberger, P.E., Mayor

ATTEST



Edie Sims, City Secretary

