

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
December 16, 2014

The Farmersville City Council met in special session on December 16, 2014 at 6:00pm in the Council Chambers at City Hall with the following members present: John Klostermann, Michael Hesse, Russell Chandler and Jim Foy. Council members not present were Mayor Helmberger and John Politz. Staff members present were City Manager Ben White, Police Chief Mike Sullivan, Fire Chief Kim Morris, City Attorney Alan Lathrom, Finance Director Daphne Hamlin, Warrant Officer Rick Ranspot, Librarian Trisha Dowell and City Secretary Edie Sims.

Item I) CALL MEETING TO ORDER, ROLL CALL

Mayor Pro Tem Jim Foy called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Pro Tem Foy welcomed all guests and visitors, offered the invocation and lead the audience in the Pledge of Allegiance to the American Flag and the Texas Flag.

Mayor Pro Tem Jim Foy announced the City offices would be closed December 24th – 26th for the Christmas holiday and closed January 1st for the New Year's Day holiday. The next City Council meeting will be January 13, 2015 and Council will meet regularly on the 2nd and 4th Tuesdays.

Item II) CONSENT AGENDA

With no items being withdrawn for discussion, Russell Chandler motioned to approve the Consent Agenda as presented with Michael Hesse seconding the motion. Motion passed with full Council approval.

Item III) INFORMATIONAL ITEMS

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

ITEM IV – A) SECOND READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING DUMPSTER USE REGULATIONS

City Manager Ben White informed the Council of their approval at the first reading of this ordinance on December 2nd. Mr. White commended the Planning & Zoning Commission for their efforts setting up the rules for dumpsters. John Klostermann motioned to approve the ordinance as presented with Michael Hesse seconding the motion. Motion passed with full Council approval.

ITEM IV – B) SECOND READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE RENAMING THE EASTWEST PORTION OF JACKSON STREET TO EAST SYCAMORE STREET

With Council approving the first reading of this ordinance at the last meeting, Michael Hesse motioned to approve the second reading as presented with John Klostermann seconding the motion. Motion passed with full Council approval.

ITEM IV – C) FIRST READING – CONSIDER, DISCUSS AND ACT UPON REMOVING STOP SIGNS AT THE INTERSECTION OF ORANGE AND BEECH STREETS

City Manager Ben White indicated after the last Council discussion regarding the stop sign removal, an ordinance was compiled. John Klostermann motioned to approve the first reading of the ordinance as presented with Russell Chandler seconding the motion. Motion passed with full Council approval.

ITEM IV – D) FIRST READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING DRIVEWAY APPROACHES, DRIVEWAYS AND PARKING HAZARDS

City Manager Ben White stated the Planning and Zoning Commission carefully deliberated on several versions surrounding driveway approaches and parking hazards including circular drives, widths of drives and single entries. The ordinance allows for the main driveway to be 24' wide to accommodate double garages.

As the Council may recall, the need for this ordinance was recognized while involved with the street enhancement projects. Several residential lots were found to have the entire front yard as driveways or mini parking lots. There are other instances of parking issues where people are driving over the curb or using the sidewalks as parking areas. The City has some parking restrictions, but not detailed enough. The rules presented by Planning & Zoning Commission were deemed reasonable. Although the driveway does not affect the inside of the property, the ordinance does affect the entrances and the curbing. City Attorney Alan Lathrom indicated there are limitations of the percentage of yard to be covered by an impervious surface beyond the property line. Parking issues are being addressed regarding parking on unimproved surfaces that should not be allowed.

Large trucks were also addressed by not allowing stopping, standing or parking any vehicle with more than 6 wheels on any street during the hours of sundown to sunup. The decision from the Planning & Zoning Commission resolved people who drive dually trucks as their main vehicle, yet does not allow larger vehicles to park on City streets.

Jim Foy questioned the addressing of garages but not car ports. Also the parking does not confine people from parking on the streets, only within the property and on improved surfaces. Mr. White addressed the need to restrict the entrances and need for curb cuts. The curbs are designed for drainage. Loop driveways were addressed to accommodate corner lots. A couple of revisions were requested from the discussion to include multiple car garages and car ports. Council did not make a motion but instead asked for revisions to be made and have the ordinance return to the Council at the next meeting as the first reading.

ITEM IV – E) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING A FRANCHISE AGREEMENT WITH SHARYLAND UTILITIES

City Manager Ben White informed the Council the agreement only refers to Sharyland's service area. The agreement will renew the franchise. The amount

generated by the franchise is not clear, but Mr. White stated he can attain this information. Council took no action and requested more information and return this item at the next meeting.

ITEM V – A) CONSIDER, DISCUSS AND ACT UPON A PLAT IN THE GRAYWOODS ADDITION ON SOUTH MAIN

Jim Foy noted the plat is unusual from other plats that have been presented. City Manager Ben White explained the situation with the plat. The original owners, Cody Gray and Paul Woods, have mutually agreed to replat the property for Mr. Gray to utilize two addition front lots and have the remainder of land be part of Mr. Wood's property. The property was not originally platted and therefore the property has gone through the platting process. The lots meet all the requirements and right-of-way dedications have been accomplished. As long as fire codes are met, a home could be positioned in the back "L" shape of the newly platted property. Russell Chandler motioned to approve the plat as presented with John Klostermann seconding the motion. Motion passed with full Council approval.

ITEM V – B) CONSIDER, DISCUSS AND ACT UPON A CHANGE ORDER FOR THE 12" WATER LINE PROJECT ON SYCAMORE STREET

City Manager Ben White stated the Change Order handles changes requested including valves to shut off the system. A rust problem had to be solved on South Washington caused by a cast iron pipe which will be replaced. The remainder of cast iron pipe issues will be replaced as another project. John Klostermann motioned to approve the Change Order as presented with Michael Hesse seconding the motion. Motion passed with full Council approval.

ITEM V – C) CONSIDER, DISCUSS AND ACT UPON AWARDED THE BID FOR THE STREET PROJECTS PAID THROUGH THE GENERAL OBLIGATION BOND

City Engineer Eddy Daniel came before the Council stating the bids were opened late Friday with 4 bidders for the project. Vessels Construction was the low bidder at \$764,790.78. Vessels Construction has flexbase in-house and has a lower overhead which allowed them to give a lower bid. The references were favorable. The bid meets the budgeted amount and the total could change depending upon the lime testing. Mr. Daniel recommended Vessels Construction as the award winner. Streets to be included with this portion of the project are: Santa Fe between Johnson and Main Streets, Sid Nelson all the way to Hamilton Street, Locust Street from Highway 380 and Walnut Street up to Abbey Road.

City Manager Ben White indicated he is trying to include Walnut Street to be considered. Once other streets have been complete and allowing for bond fund availability, Walnut Street needs to be an option to have overlaid without curbs. With that being clarified, Michael Hesse motioned to approve the bid award to Vessels Construction with Russell Chandler seconding the motion. Motion passed with full Council approval.

ITEM V – D) CONSIDER, DISCUSS AND ACT UPON AWARDING THE BID FOR THE CHAPARRAL TRAIL PHASE III PROJECT

City Engineer Eddy Daniel informed the Council of a bid opening for this project this past Thursday. The City has a grant through Collin County Open Space for \$300,000. The base bid from Cole Construction was \$333,000 which was the lowest bidder. With using the bid alternates and changing the quantities of items, the project cost has been lowered to \$298,560. Reconstructing the bridges was left in the project but the irrigation has been removed. Signs were added but the restrooms were too expensive so that has been removed from the project.

Eddy Daniel recommended awarding the project to Cole Construction at a base bid of \$333,000 with an understanding a Change Order will be presented to bring the project cost below the grant fund amount.

Other changes in the project include the standardized bollards so that one person can lift out of the sleeve. City Manager Ben White stated this phase will be the last portion of the Chaparral Trail for some time. The next focus for the Open Space Grant will be J.W. Spain Athletic Complex and then Southlake Park. Michael Hesse expressed concerns of parking needs. John Klostermann motioned to award the Chaparral Trail Phase III project to Cole Construction with Russell Chandler seconding the motion. Motion passed with full Council approval.

ITEM V – E) CONSIDER, DISCUSS AND ACT UPON THE PROCESS USED TO SELECT THE FIRM ASSOCIATED WITH THE RECENT WASTEWATER TREATMENT PLANT FACILITY AND INTERCEPTOR PROJECT REQUEST FOR QUALIFICATIONS

City Engineer Eddy Daniel stated 5 proposals have been received today and will be processed to help facilitate the search for an engineering firm for the wastewater treatment plant facility and interceptor project. With the Farmersville Economic Development Corporation taking the lead by funding the engineer, two members of the FEDC Board will be acting as an Evaluation Team along with the City Engineer, City Manager and one City Councilperson. This Evaluation Team will serve as the selection committee of the engineer for this project. Eddy Daniel stated the solicitation was in accordance with Texas Water Development rules. If the City decides to use the engineer for design engineering and construction engineering, the criteria will have already been met. The Evaluation Team will rank and make recommendations to the Council for final decision. Russell Chandler motioned to appoint John Politz as the Council person to serve on the Evaluation Team with Michael Hesse seconding the motion. Motion passed with full Council approval.

ITEM V – F) CONSIDER, DISCUSS AND ACT UPON THE PROCESS USED TO SELECT THE FIRM ASSOCIATED WITH THE TOWNE CENTRE REQUEST FOR QUALIFICATIONS AND THE J.W. SPAIN ATHLETIC COMPLEX PROJECT REQUEST FOR QUALIFICATIONS

City Manager Ben White stated the selection for the Towne Centre planner is similar to the wastewater treatment facility engineering process. The planner is being funded by the Farmersville Economic Development Corporation. Advertisements have

been submitted for a Towne Centre planner with a closing date of January 9, 2015. City Manager Ben White recommended the following to serve as an Evaluation Team to select the engineer/planner for this project: the City Engineer, the City Manager, two members of the FEDC and one Councilman.

The planner for the J.W. Spain Athletic Complex project is another planning process that will include the City Engineer, the City Manager, one member of the Parks and Recreation Board, one Council member and one member of the Farmersville Community Development Corporation. The FCDC is funding projects and grant matches for the J.W. Spain Athletic Complex. Michael Hesse motioned to appoint John Klostermann as the Council member for the Towne Centre Evaluation Team and Russell Chandler for the Athletic Complex Evaluation Team with John Klostermann seconding the motion. Motion passed with full Council approval.

ITEM V – G) CONSIDER, DISCUSS AND ACT UPON AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR CHILD ABUSE, INVESTIGATION SERVICES AND LAW ENFORCEMENT SERVICES

City Manager Ben White stated the Interlocal agreement presented is for a 5 year term. Police Chief Mike Sullivan stated the interlocal agreement is a standard agreement with Collin County to offer investigative services regarding child abuse and other law enforcement services. All cities participate with Collin County to receive these services. Russell Chandler motioned to approve the agreement as presented with John Klostermann seconding the motion. Motion passed with full Council approval.

ITEM V – H) CONSIDER, DISCUSS AND ACT UPON CITY FINANCIAL REPORTS

Finance Director Daphne Hamlin presented a memo to the Council summarizing the City's financials. Presently we are on the right track in all departments with our budget. The water and wastewater departments are finally making ends meet.

City Manager Ben White stated the purchase of new police cars and an additional fireman have been postponed. Ms. Hamlin stating she is setting funds back to pay off significant loans for the fire department including \$52,000 for the Quint. We are presently one year away from paying off this loan. We will then be in a position to pay for additional personnel and other items. Mr. White also indicated the Public Works Department is putting in a new metering system which will operate our system more efficiently.

Transfers are 1/3 of the City budget and have been for many years. Mr. White stated this was one of the reasons for taking back our electric utility so the funds can remain within the City. Michael Hesse motioned to approve the City Financial Report as presented with John Klostermann seconding the motion. Motion passed with full Council approval.

ITEM V – I) CONSIDER, DISCUSS AND ACT UPON CONTRACTOR REGISTRATION AND FEES

City Manager Ben White indicated the need for guidance from the Council regarding contractor registrations. Other cities register contractors and collect a registration fee. City Attorney Alan Lathrom informed the Council of recent legislation

that made it unlawful to collect registration fees from plumbers. Other trades were not included in the legislation. Other cities register contractors but are now not charging an annual registration fee for plumbers and some are not charging any fees for any type of trade. City Manager Ben White stated we are maturing as a City and felt this action would be good for our City. This is a service for our residents. Police Chief Mike Sullivan stated situations have presented themselves and registering could have helped. Council concurred to bring an ordinance to the next meeting for consideration.

ITEM V – J) UPDATE ON CHAPARRAL TRAIL PROJECTS

City Manager Ben White stated the Chaparral Trail project was covered during an earlier agenda item. No further information was presented.

ITEM V – K) UPDATE ON STREET, WATER AND WASTEWATER GENERAL OBLIGATION BOND PROJECTS

City Manager Ben White stated Windom and Beech Streets have been completed. There is not a right-of-way on Windom to Maple Street, but the intersection and drainage problems have been repaired along with a water leak. Hamilton Street is still in the engineering stage and will be a huge project.

Pressure improvements have been seen since the connection of the 12" water line to the water tower. This project is coming to a close by the end of the year. The next water line project will be at Bob Tedford Drive.

Houston/Austin Streets are ready for bidding. Rike/Houston/Austin Streets are in exceptionally bad condition, but rains will make the streets worse when construction begins. Concerns were raised regarding streets involved during water line projects that must be repaired but funding was not specific for said repairs. Due to bond funds being used for these projects, Mr. White asked if future water projects could be placed on hold and deal with street problems that were created by the other water projects. Jim Foy stated this was a reasonable request. City Attorney Alan Lathrom indicated the changes depend upon the scope of the repair project. Jim Foy also questioned if any discussions have been raised regarding the straightening of Hamilton Street. Mr. White indicated one of the owners along Hamilton Street is willing to discuss this matter. No further discussion was held by Council.

ITEM V – L) UPDATE ON HIGHWAY 380 PROJECT

City Manager Ben White stated the recent detour through town while the old railroad bridge was removed went fairly smoothly. The last ramp is expected to be completed in February. The main railroad track and overall project is expected to be completed in May/June. Jim Foy questioned if the State paid for manpower to used to facilitate the detour with Mr. White replying yes. Police Chief Mike Sullivan added since the median barriers have been removed on Highway 380, the accidents have subsided.

ITEM V – M) UPDATE ON WASTEWATER TREATMENT FACILITY

City Manager Ben White indicated this item is being kept in front of the Council. We are in a good position with the intended use plan. The City Council has opted to delay the application for funds until next year. We have received 5 responses for

Request for Qualifications for engineering on the wastewater treatment plant facility and the interceptor project. The Evaluation Team was proposed earlier in this meeting.

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

Jim Foy requested the Council to discuss non-conforming signs, especially those in Highway Commercial District and discuss the long range plans for signs. No one else requested placing items on future agendas.

ITEM VII) ADJOURNMENT

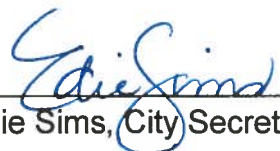
Council adjourned at 7:38pm.

APPROVED

ATTEST



Joseph E. Helmberger, P.E., Mayor



Edie Sims, City Secretary

