

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
September 8, 2015

The Farmersville City Council met in regular session on September 8, 2015 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, John Klostermann, John Politz, Michael Hesse, Leaca Caspari and Jim Foy. 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, Assistant to the City Manager Paula Jackson, Librarian Trisha Dowell, Farmersville Electric Foreman Jeremy Jones and City Secretary Edie Sims.

Item 1) 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. Jim Foy offered the invocation with Mayor Helmberger leading the audience in the Pledge of Allegiance to the American Flag and the Texas Flag.

Several visitors came to the meeting to speak during the forum on non-agenda items.

Delilah Parker, residing at 713 Pecan Creek Court, came to express her concerns of the smart meters. Ms. Parker stated she has been reading about smart meters and is disconcerted about radiation from these meters as well as the cost. She stated she hoped each member has done their homework and researched the impact of their decisions will affect the citizens. Per her research, smart meters last 5-7 years versus the old analog style which can last 10-15 years. Since June, Ms. Parker's rates have tripled. Many in her neighborhood have experienced the same utility rate increases. There is an expected increase during summer months, but not triple the cost in comparison to hotter summers in the past.

Alfred Torres, residing at 711 Pecan Creek Court, stated he is new to Farmersville as he have lived here since May. He has little complaint regarding Farmersville other than the newly received utility bill. The smart meter has more than doubled his cost and does not see how more than 2 months use can be on 1 bill. Questions were asked of who sets the rates, how the smart meters are paid for and are the residents responsible for the meters. Mr. Torres ended stating there are many questions and would like to see resolutions.

Mayor Helmberger stated the rate itself has not increased. The Power Cost Adjustment (PCA) has increased per City Manager Ben White which is due to transmission peak costs. The rates have remained the same since we took the utility over a year ago. Further information will be discussed in an agenda item during this meeting.

follows: John Klostermann yes, John Politz, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

Item D – Fire Department Report: Jim Foy noted the information on the Fire Department Report regarding Lexington Nursing Home as needing clarification. Mr. Foy asked if tours of the facility ensured the locations of the sprinkler system, cut-offs, etc. Chief Kim Morris responded Mr. Foy's clarification was correct. It is good when new businesses open their facilities for safety inspection of the final product. Jim Foy motioned to approve the Fire Department Report as presented with Leaca Caspari seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

Item G – Public Works Report: Jim Foy found a couple of interesting items. He questioned how far TxDOT would install the overlay on Highway 78. City Manager Ben White indicated the hot mix is planned to go through the entirety of Farmersville and is planned for March 2016. This product will not be chip and seal but will be asphalt. The project will include the rough aprons interfacing with City streets.

Mr. Foy also questioned the signal light planned for the intersection of Highway 78 and Farmersville Parkway. Mr. White stated the project is expected to begin in February 2016. The poles are on order along with the parts for the signal light. We are also awaiting the parts for the signal device to allow the Fire Department passage during emergencies. Jim Foy motioned to approve the Fire Department Report as presented with John Politz seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

Item III) INFORMATIONAL ITEMS

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

ITEM IV – A) CONSIDER, DISCUSS AND ACT UPON APPROVING THE COMMUNITY DEVELOPMENT CORPORATION PROPOSED PROJECTS FOR BUDGET YEAR 2015-2016

Jim Foy stated the budget presented is the same budget from the public hearing and motioned to approve the budget as presented. John Politz seconded the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – B) CONSIDER, DISCUSS AND ACT UPON APPROVING THE ECONOMIC DEVELOPMENT CORPORATION PROPOSED PROJECTS FOR BUDGET YEAR 2015-2016

Jim Foy stated the Economic Development Corporation's budget is the same budget as was presented at a recent public hearing and motioned to approve the budget

with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – C) CONSIDER, DISCUSS AND ACT UPON AN AGREEMENT WITH COLLIN COUNTY REGARDING DISPATCH SERVICES FOR FISCAL YEAR 2015-2016

Mayor Helmberger noted the last agreement presented was problematic and not approved. Police Chief Mike Sullivan stated the agreement presented has been changed in accordance with the City's request with the same cost as last year and the agreement to conclude in one year's time. Leaca Caspari questioned if the verbiage for termination was sufficient, with the answer being yes. Leaca Caspari motioned to approve the agreement as presented with John Politz seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – D) CONSIDER, DISCUSS AND ACT UPON INFORMATION REGARDING LIBRARY FUNDING AND BUDGET ACCOMMODATIONS, INCLUDING A PROPOSAL FOR NON-CITIZEN PATRONS

Librarian Trisha Dowell stated she has attended the budget hearings at Collin County Commissioner's Court. The funding that was recently pulled from the County's budget for local libraries was unanimously placed back into the budget. Commissioner's Court may revoke funding for next year and this will be potentially discussed in January 2016. Council had previously mentioned considering an ordinance to charge non-city patrons; however this item will be discussed based upon funding for next year. No action was taken by Council.

ITEM IV – E) CONSIDER, DISCUSS AND ACT UPON A CONTRACT WITH THE TOCKER FOUNDATION FOR A LIBRARY GRANT

Librarian Trisha Dowell stated the Rike Library has been funded through the Tocker Foundation for \$5,000 to supply a book drop. The document presented has the Librarian's name as signor for the agreement. Mayor Helmberger stated Ms. Dowell does not have the authority to sign but will sign the document with his name as signatory for the Library. John Klostermann motioned to approve the contract with Mayor Helmberger's signature and Michael Hesse seconded the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – F) CONSIDER, DISCUSS AND ACT UPON NOMINATION(S) FOR BOARD MEMBER(S) TO SERVE ON THE COLLIN CENTRAL APPRAISAL DISTRICT

Mayor Helmberger asked for nominations to serve on the Collin Central Appraisal District Board of Trustees. John Politz volunteered. Leaca Caspari motioned to approve a resolution nominating John Politz to serve on the Collin Central Appraisal District Board of Trustees with Jim Foy seconding the motion. A poll of the Council was taken as follows:

John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – G) CONSIDER, DISCUSS AND ACT UPON A RESOLUTION ADOPTING A DEBT MANAGEMENT POLICY

A Debt Management Policy was presented to the Council. This is a new policy recommended by our bonding agency. The only change mentioned was removing a section on number 3, "and the principal points of contact shall be the office First Southwest" and not tie to a particular company and use "financial advisor." Jim Foy motioned to approve the resolution with the amendment stated with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM IV – H) CONSIDER, DISCUSS AND ACT UPON DIRECTING THE PLANNING AND ZONING COMMISSION TO REVIEW THE COMPREHENSIVE PLAN, THE THOROUGHFARE PLA AND THE SUBDIVISION ORDINANCE TO: 1) CONSIDER POSSIBLE ADJUSTMENTS AND CHANGES TO SUCH DEVELOPMENT REGULATIONS TO BETTER ACCOMMODATE NEW DEVELOPMENT PROVIDING VALUE AND ENDURING QUALITY TO THE CITY; 2) MODIFY DEVELOPMENT REGULATIONS REGARDING THE DENSITY OF PROPOSED DEVELOPMENT PROJECTS AND IDENTIFYING A BALANCE BETWEEN LOT SIZE, ROAD WIDTH, AND THE POSSIBLE USE OF REAR ENTRY GARAGES TO LESSEN ROADWAY CONGESTION; 3) CONSIDER POSSIBLE CHANGES TO THE MINIMUM LOT DIMENSIONS FOR NEW DEVELOPMENT WITH A FOCUS ON REDUCING THE PERCEIVED NEGATIVE IMPACTS OF SMALL LOT RESIDENTIAL USES; 4) CONSIDER POSSIBLE CHANGES REGARDING HOMEOWNER'S ASSOCIATIONS; AND 5) REVIEW AND CONSIDER POSSIBLE CHANGES TO THE LAYOUT OF ROADS IN THE THOROUGHFARE DEVELOPMENT PLAN TO AVOID UNUSABLE REMNANTS OF LAND

John Klostermann, Council Liaison for the Planning & Zoning Commission, stated City Attorney Alan Lathrom offered an excellent training for the Planning & Zoning Commission. From that training, the Commission requested the Council to allow several items be reviewed. Mayor Helmberger stated the listing per the agenda would be beneficial to review. Jim Foy stated there have been recent issues brought forward of street widths. There is also issues of bigger homes on smaller lots as well as density issues. Mr. Klostermann stated each item will be reviewed by P&Z individually for recommendations. Another topic to be discussed is small lots not wide enough to offer street parking and rear entry garages with increased smaller lot developments. Council offered a consensus to send this review to P&Z.

ITEM IV – I) UPDATE ON SIGNAL INSTALLATION AT THE INTERSECTION OF HIGHWAY 78 AT FARMERSVILLE PARKWAY

City Manager reiterated from the Public Works Report, the parts for the signal light are on order and construction is being expected in February 2016.

ITEM IV – J) BRIEFING ON AUTOMATED METER READING SYSTEM

City Manager Ben White and Farmersville Electric Foreman Jeremy Jones presented the program for the Automated Meter Reading systems. During the presentation, a live version of the system was displayed showing the connectivity between the meters and the collector device which retrieves the information and forwards to City Hall. An interesting aspect of the system allows information to be seen at 9-10 minute intervals up to one day intervals. This system will help read water meters as well as electric meters which allows great efficiency rather than spending multiple days on reading and re-reading meters.

Currently the water meters in some areas have not been installed therefore the network is depicting those areas as not successful. Meters that are successful are in real time. Various things can be investigated electronically via the smart meters such as tampering or usages outside normal ranges. Another asset is leak detection within one days use. The system has been programmed to understand minimal usages and can send information when usages are questioned. By having this service, a customer can be notified and can make adjustments, such as have a plumber make corrections/repairs.

Once more meters are deployed, the signal strength will increase to seek the best route back to City Hall where the base is located. Per Jeremy Jones, the smart meter's goal is to get the data back to base as quickly as possible and will find the best route to make the goal. The system is very efficient and user friendly. There is expectations of having this data available to the customers, but will be in the future.

The Automated Meter Reading system will be very beneficial regarding misreads as well. Typically, two days are spent traveling to meters and correcting misreads. Mr. White referred to a question Delilah Parker had during the open comment section regarding the smart meters referencing the research and radiation. An extensive amount of research on this type of system was performed prior to presenting to the City Council. There is no difference in the radiation from the smart meters than the typical cell phones. Another question asked during the open comment section referred to the cost of the smart meters. The meters cost approximately \$150 per meter. The smart meters are double in cost of a standard meter, but over time the smart meters outweigh the benefits by saving valuable time reading meters as well as the accuracy.

Mr. White stated he knew many customers had questions regarding high utility bills. Water was used for irrigating, which is expensive. If leaks were accounted as the reason for the high bills, the smart meters would allow the timeframe to show when the leak occurred. Jeremy Jones opened a window of the program to show the water meter side of the system and gave an example of daily water usage of the Mayor's water meter.

Mayor Helmberger stated he installed an efficient drip irrigation system and in fact the smart meter reflected when the water turned on and had usage versus no usage. If a leak had occurred, the program would show inconsistencies.

The electric meters have a component through Tantalus which has a certain reliability. It is not known the exact life of these components; however compared to the standard meters used, the older meters degrade and slow down over time which are then a liability to the City. Mr. White stated he will make a comparison of old style versus smart meters to compare accuracy.

Commercial three-phase meters are also being installed. One of those is a polyphase meter installed at the High School Ag Barn. This particular meter helps set voltages of each phase which is an improvement of the system. Feedback can be received in moments, especially when voltage is an issue. Peaks can be monitored to help size transformers and lines. By having the system modeled, the feedback helps the electric grid. Another advantage of this system allows information when a feeder goes down. Our Foreman can see an issue on his portable computer the voltages and respond to a troubled area rather than searching.

Mr. White also indicated generators are being installed at City Hall to allow the server to continue its mission so troubleshooting the grid can continue without lack of power to the main server.

Michael Hesse questioned if this information would be available to the customers online via our website to see usage. Mr. White stated the grid must be completely in-line with the system before that can occur. However, privacy of each customer must be of great concern. Tantalus will be working with the City to make this information available to each individual customer in the future. This information will help to know each property's usage and allow to make adjustments or change habits. Currently, consumption graphs are on each utility bill. To provide security, it would be more reasonable to utilize our current system, Incode, for providing detailed usage information. Trying to deploy the network of the system will be Step 2 which also gets more information in the public's hands.

Elissa Ray, residing at 708 Pecan Creek Court, returned to the podium expressing concern of the security of hers and others utility bills available to everyone. Ms. Ray was informed no one else will have access to her specific information other than City Staff.

Leaca Caspari expressed concern the need to better explain the actual cost and rates not going up but the fees. Mr. White explained the Power Cost Adjustment (PCA) and how the City of Farmersville's base surcharge electric rate is \$0.0052 and any wholesale costs above that are recovered through the PCA which is passed through to our customers. The PCA has gone up due to substation costs from Sharyland and transmission costs which are generation points to Farmersville. Power is shipped through the grid and we buy power from Garland Power and Light. The power is then shipped through transmission lines where we are charged. Farmersville Electric has experienced

slight increases in costs for transmission and the remainder of the increase is from Sharyland's substation. Currently, Farmersville Electric is playing catch up as we were behind 1-2 months.

Jim Foy stated our rate has remained 12¢ per kWh and the PCA has brought a variance of approximately 7/10% from 12¢ to 12.7¢. Sharyland has seen dramatic increases. It is fortunate we are no longer associated with that company. Mr. Foy also stated according to the Public Utility Commission, 97% of meters are now smart meters. Most cities charge each residence for the meters plus monthly rates. If a customer wants to return to an analog meter, the customer in other cities are charged \$300 plus a monthly fee of \$18 just to have an analog meter.

Mr. White stated our customers are not being charged for the meter. The whole intent is to save money by also saving trouble to the citizens of misreads and having data. Currently 1/2 of the water meters have been installed and 30% of the electric meters installed. The electric meters install much quicker as water meters are underground.

Again the topic of having the data available to the customers resumed. Mr. White stated analog meters have mechanical components that typically slow down. Calibration is expensive for every meter but samples of a few could be done to show the differences of analogs versus smart meters. Michael Hesse stated he had a new analog meter installed after the last ice storm. He would like an accuracy analysis on his meter. Jeremy Jones stated when Sharyland left, there was no guarantee that meters installed were, in fact, new. Meters were designated as new, but were found to be used meters.

Michael Hesse stated he has fielded a large number of calls from residents regarding high utility bills.

Gwen Reynolds, residing at 5258 CR 660, stated she is a customer of Fannin County Electric Co-op and with a 4,000 square foot house, her bill is never over \$360. Mayor Helmberger stated there are a lot of variables that must be considered.

City Manager Ben White added to Mayor Helmberger's comments by stating cooling and heating degree days have an effect on electric usage. Farmersville has experienced a big increase over the last 3 months for cooling needs. Residential usage is proportionate to high degree days. Customers have expressed last year's usage to be more than this year's usage; however the cost with several 100^o+ days was less last year than this year with less 100^o days than last year. Leaca Caspari stated the Council, who also live here and pay the bills here, are experiencing the same issues for their utility bills. Michael Hesse asked if information can be disseminated to educate our residents how to help lower bills, such as radiant barrier and other helpful hints.

ITEM V – A) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE TO ADOPT THE BUDGET FOR THE FISCAL YEAR 2015-2016

Jim Foy motioned to approve the budget as presented and thanked the staff for their hard work and efforts. Leaca Caspari seconded the motion. A poll of the Council

was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – B) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE TO ADOPT THE GENERAL OBLIGATION BOND SERIES 2012 ANNUAL BUDGET FOR FISCAL YEAR 2015-2016

Finance Director Daphne Hamlin informed the Council the bond sale of \$2,975,000 will be sold September 11, 2015 which is the final portion of the bond sales. Leaca Caspari motioned to approve the ordinance as presented with John Politz seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – C) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE TO ADOPT THE TAX RATE FOR FISCAL YEAR 2015-2016

The tax rate presented is \$0.859000, which Jim Foy wanted to mention again had the bond voted by the citizens not taken place, the tax rate would be 15¢ lower. The amount used for Interest and Sinking is 47¢ which is up 12¢ from last year. Jim Foy motioned to approve the ordinance as presented with the tax rate of \$0.859000 with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – D) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE TO ADOPT THE 2015 TAX APPRAISAL ROLL

John Klostermann motioned to adopt the 2015 Tax Appraisal Roll with John Politz seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, John Politz yes, Michael Hesse yes, Leaca Caspari yes and Jim Foy yes. Motion passed with full Council approval.

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

Leaca Caspari stated she would like to discuss why various committees are not meeting and their functions; what issues has the ADA Committee address; difficulties maneuvering the downtown area; and grant improvements for ADA compliancy.

Michael Hesse requested discussion regarding the radar equipment to be purchased by the Police Department.

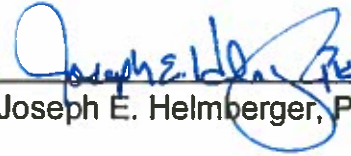
Mayor Helmberger requested the Freedom of Public Information ordinance, information regarding swimming pools and an ordinance regarding the NTMWD rate increase pass through be placed on the next agenda.

No one else requested items to be placed on a future agenda.

ITEM VII) ADJOURNMENT

Council adjourned at 7:36:02pm.

APPROVED



Joseph E. Helmberger, P.E., Mayor

ATTEST



Edie Sims, City Secretary

