



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
February 23, 2016, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Mayor Joe Helmberger called the session to order at 6:01 pm. Councilman Foy said the Invocation and led the Pledges to the Flag of the United States and the Texas Flag. All council members were present.
- Announcements
 - The Mayor announced that City Offices will be closed on Friday, March 25th for the Easter holiday.
 - The Mayor announced that North Texas Municipal Water District (NTMWD) has designated four dates to give tours of the Wylie Water Treatment Plant. Tours will begin at 1:30 p.m. with a briefing at NTMWD's offices followed by a tour of the water treatment plant. The tour will last until the end of the work day. The four dates for 2016 include: March 10th, June 9th, August 11th, and October 20th. Reservations are required and can be made by contacting Denise Hickey at dhickey@ntmwd.com.
 - Mayor Helmberger announced that the Historical Society's Spring Luncheon and Fashion Show will be held on Saturday, February 27th at 11 am at Farmersville High School.
 - Mr. Foy shared that the Heritage Museum Open House was a success with approximately 90 people attending. The next step for the museum is to raise funds for display cases.

II. CONSENT AGENDA

- A. Consider, discuss, and act upon City Financial reports
 - a. Daphne Hamlin presented financial report; all looks good and auditor report will be done by end of March.

- b. Ben White presented the refuse report; he reminded council that refuse money is used to help with street repairs. Mayor Helmberger mentioned the renegotiating of the contract.
 - Motion to approve was made by John Klostermann
 - 2nd to approve was made by Jim Foy
 - The roll was called and all council members voted in favor of the motion thereby approving the City Financial Reports.

III. REGULAR AGENDA

- A. Consider, discuss, and act upon a resolution for the authorization of agents exercising business for the City of Farmersville
 - a. Daphne Hamlin explained that resolution is being presented in order to provide more security; Mayor Helmberger added that the term “endorse” does not mean “to sign” a check
 - Motion to approve was made by John Politz
 - 2nd motion to approve was made by Leaca Caspari
 - The roll was called and all council members voted in favor of the motion thereby approving the resolution.
- B. Consider, discuss, and act upon Collin County Elections Contract
 - a. This contract had previously been discussed; city staff believes it is more cost effective to have Collin County run the election for a cost of \$8,973.75.
 - b. Michael Hesse asked for clarification of the cost.
 - Motion to approve was made by John Klostermann
 - 2nd to approve was made by Jim Foy
 - The roll was called and all council members voted in favor of the motion thereby approving the contract.
- C. Consider, discuss, and act upon the Mont Hendrick’s sewer line agreement
 - a. Ben White explained that during a wastewater pipe replacement a sewer connection was discovered; it is not connected at this time, however, the city makes an agreement with the owner to provide service in the future if needed; Mr. Hendrick does not need service, but the agreement is transferrable. Mr. Hendrick already signed the agreement and staff recommended that council approve.
 - Motion to approve was made by Michael Hesse
 - 2nd to approve was made by Leaca Caspari
 - The roll was called and all council members voted in favor of the motion thereby approving the agreement.

D. Consider, discuss, and act upon updates regarding the Charles R. Curington Public Safety Building Renovations

- a. Ben White gave a brief recap of last meeting where he addressed the leaky wall that is not tied in to the rest of the building. Since then, it was discovered that the overhang on the west wall is not tied into structure either. Ben would like to work with Guillermo Alvarez who quoted \$36,800. Ideally, City would rehabilitate entire building, but that would come at a cost of \$151K, and yet that number does not include everything like the overhang.
- b. Everyone is in agreement that it needs to be taken care of, but more information and two additional quotes are needed.
 - No motion, no action
 - This is to be on next agenda with Ben White presenting two additional estimates.

E. Consider, discuss, and act upon adding average billing to our utility billing system

- a. Ben White presented Council with the two ways in which average billing can be done: 1) only electric averaging or 2) average all utilities; the staff recommendation is to average all billing
- b. Mayor Helmberger asked what this would look like and if we have enough money to cover costs if many people sign up right away. Ben answered that the bill will follow a typical reading with high peaks in July/August/February/March. He recommends that this be implemented in October, and that there have been many requests from the public to do this.
- c. John Politz asked how long it takes to implement; Ben answered that a customer who has a year history with the city, is able to request average billing and it will start on the next complete billing cycle.
- d. Mayor Helmberger discussed how to notify residents that this is an option. He also, asked how to true-up. Ben replied that there are mechanisms to spread deficit over three months.
- e. Mr. Foy brought up the issue of requiring a deposit and that this must be looked into for covering high usage and residents moving.
 - No motion, no action
 - Mayor Helmberger requested that a policy be devised addressing specific issues which will then be presented to Council in two weeks. He also suggested that the ordinance be changed for electric payment. City attorney, Alan Lathrom concurred stating that the ordinance, as stated, does not allow for averaging at this time. Two ordinances will have to be changed: 1) Utility ordinance and 2) Master Fee schedule

F. Consider, discuss, and act upon updates for street, water, and wastewater General Obligation Bond projects

- a. **STREETS:** Ben White stated that city is getting to end of street projects; Highest priority street right now is Jackson as it is in terrible shape. There are many complaints. Ben would like to upgrade Jackson in some way and use overage on Hamilton. Mayor Helmberger addressed the drainage issue on Hamilton. Foy commented that Hamilton needs be done correctly. Mayor suggested that this be taken in 2 steps: 1) Hamilton to Farmersville Parkway and 2) reconstruction on Jackson Street.
- b. **WATER & WASTEWATER:** Ben White said wastewater is coming to completion. East side and West side lift stations are going to increase the cost, but to get them done correctly, this is the only option even if we go over a little. City is going out for bids right now. If lift station goes to Brushy Creek, this will increase our service area. Need to consider cost of lift station where it is now to the cost of a deeper wet well to service Brushy Creek.
- c. **STREET SIGNS:** Mayor Helmberger asked for the status on street signs. Ben White answered that crews are working on that on rainy days, but the majority of their time is wrapped up in sewer projects. The projected end date of May 16th for having all signs put up may have to be extended.
 - No motion, no action

G. Consider, discuss, and act upon recommendations from city staff on their recent meeting with Texas Water Development Board

- Mayor Helmberger stepped out at this time; Mayor Pro-tem Foy proceeded with item
- Ben White briefed the council on his recent trip to Austin to meet with the TWDB. Loan rate is 0.93% with the potential to increase over the next 30 years. At the last meeting, it was recommended to move forward with Option #3 which includes Plant #1 Rehab, Prelim/Final Design, ROW Acquisition. This option allows for future development and could be completed between 12-18 months. Ben proceeded to explain the State Participation Loan Agreement, how it works and the process for initiating the agreement.
- There was much discussion from council members regarding length of time for project completion and time frame for loan repayment and costs associated with participation and the involvement of Lake Haven. All questions were answered by Ben White.
- Motion to proceed with Option #3, pursuing extra funds for lift station and to continue the process for the State Participation Application was made by John Klostermann
- 2nd to approve was made by Leaca Caspari

- Mayor Pro-tem Foy asked that all in favor raise their right hand. All council members were in favor of proceeding as was stated in the motion.

H. Consider, discuss, and act upon the most recent Planning and Zoning Commission Meeting that was held on February 16, 2016

- a. Ben White discussed the facts surrounding the P&Z Meeting held on 2/16/2016. He admitted to any wrongdoing by the City. Bryce Thompson, chairman of the board, will rehold and repost the meeting. It was Ben's intention to bring to the attention of the public the details of that evening and that no actions were taken during the meeting.

- No motion, no action

I. Consider, discuss, and act upon the 2016 calendar

- a. The calendar for the remaining of the year was presented as requested by Councilman Foy. Councilwoman Caspari requested that regular Senior Citizens Advisory meetings be added.

- Calendar will be posted to website
- No motion, no action


IV. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- No items were requested

V. ADJOURMENT

- Meeting was adjourned at 7:24pm

APPROVED



Jim Foy, Mayor Pro-tem

ATTEST



Paula Jackson, Interim City Secretary

