



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
February 14, 2017, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members John Klostermann, Donny Mason, Michael Hesse, Mike Hurst, and Leaca Caspari were all present. City staff members Ben White, Sandra Green, Paula Jackson, Adah Leah Wolf, Kim Morris, Rick Ranspot, Trisha Dowell, Mike Sullivan, and City Attorney, Alan Lathrom, were also present.
- Prayer was led by Kyli Lisman with the Farmersville High School Fellowship of Christian Athletes followed by the pledges to the United States flag and Texas flag.
- City offices will be closed on Monday, February 20th in observance of President's Day
- Signups for the upcoming May election will be from January 18th through February 17th for Council members in Place No. 1, Place No. 3 and Place No. 5. Applications are available through the City Secretary.
- The City Hall customer service drive thru window will be closed from January 30th through February 15th due to construction. However, the outside drop box will remain open for use. During this time, citizens can also come inside or call City Hall for customer service.
 - Mayor Piwko asked Ben White if the customer service drive thru would remain closed for a longer period of time.
 - Ben White indicated that it will be closed until the 24th of February, but payments could still be made inside City Hall or by phone.

II. PUBLIC COMMENT

- No one present to speak.

III. CONSENT AGENDA

- A. City Council Minutes
 - B. Police Department Report
 - C. Code Enforcement/Animal Control Report
 - D. Fire Department Report
 - E. Municipal Court Report
 - F. Warrant Officer Report
 - G. Public Works Report
 - H. City Manager's Report
- Mayor Piwko asked to pull the Code Enforcement/Animal Control Report and the Public Works Report.
 - Motion to approve items A, B, D-F, and H made by Michael Hesse
 - 2nd to approve was made by Mike Hurst
 - All council members voted in favor
 - Mayor Piwko inquired about the Code Enforcement/Animal Control Report. She asked Police Chief, Mike Sullivan when the other officer's will be conducting code enforcement as well. She indicated that the report currently shows Karen Dixon handling all of the code issues.
 - Mike Sullivan explained it should be the first part of March because they want to get the new officer, Maggie Olvera, trained.
 - Motion to approve Code Enforcement/Animal Control report made by Donny Mason
 - 2nd to approve was made by Michael Hesse
 - All council members voted in favor
 - Mayor Piwko asked Ben White to give more information regarding the electrical lights around Tatum Elementary being upgraded.
 - Ben White explained the report was referencing the blinking school zone lights. Lately, the lights have been unreliable and the backup batteries have been going out. The City is looking at updating the lights so the batteries do not rely on solar power and so the timing mechanism can be changed out in the field.
 - Mayor Piwko inquired about the potential costs to replace the signs.
 - Ben White stated there was money in the street budget that was going to be used for that. It would generally cost around \$6,000.00 to replace all four signs.
 - Mayor Piwko asked whether the signs at the Intermediate School were going to be replaced.
 - Ben White explained those lights are controlled by TXDOT and the City only has control of the signs at Tatum Elementary.

- Motion to approve Public Works report made by Leaca Caspari
- 2nd to approve was made by Michael Hesse
- All council members voted in favor

IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members may deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested.

- A. FEDC (4A) Financial Report
- B. FCDC (4B) Meeting Minutes
- C. FCDC (4B) Financial Report
- D. Main Street Report
 - Motion to approve all reports made by Michael Hesse
 - 2nd to approve was made by John Klostermann
 - All council members voted in favor

V. READING OF ORDINANCES

- A. Consider, discuss and act upon the reading of Ordinance #O-2017-0214-001 to deny proposed rate change for Sharyland Utilities.
 - Ben White explained the Ordinance was drafted in order to support the people who are not on our system but are inside our City limits. Sharyland was going through the process of a rate increase and several citizens contacted the city and asked for the City to deny those changes to the rates.
 - Motion to approve made by John Klostermann
 - 2nd to approve was made by Donny Mason
 - All council members voted in favor

VI. REGULAR AGENDA

- A. Update regarding Farmersville Heritage Museum.
 - Jim Foy, member of the Heritage Museum Board, addressed Council and gave an overview of how the museum was designed and how items will be placed on display. His update included a Power Point presentation that showed the architecture of the building, materials used for the display panels, and how items would be accumulated for viewing at the museum.

B. Consider, discuss, and act upon water rates outside of corporate limits.

- Tracy Homfeld, who resides at 2918 Andrew Drive in the Sunset Point Subdivision, addressed Council concerning water rates that citizens who live outside the City limits are paying. She explained that those living outside the City limits are paying double the price of someone who lives in the City. She argued that residents outside of the City limits use the same streets and facilities as the residents in the City limits. She presented four maps that show where her subdivision is located and address points for that area and the ETJ around the city. She explained that maintaining a water line that needs fixed costs the same to fix whether it is inside the City limits or not. She stated that the property in her subdivision cannot annex into the City and may not be able to ever. She asked the Council to consider lower the water rate for citizens outside the limits of the City of Farmersville.
- Mayor Piwko asked what the average water bill was that she typically paid.
- Tracy Homfeld indicated during the summer months she could have a water bill that could cost as much as \$400.00 and that includes water her lawn twice a month. She has three people in her house and if they had a leak it was a \$900.00 water bill. Winter months were usually around \$120.00.
- Mayor Piwko inquired as to her lot size.
- Traci Homfeld stated she lived on a one acre lot, but she does not water the whole lot.
- Mayor Piwko explained the quality of the lines and the required maintenance of those lines have to be considered. When the lines were installed, and since the subdivision is not in the ETJ, they did not have to meet the City of Farmersville Subdivision Ordinance.
- Tracy Homfeld stated that she works as an engineer at Collin County and the lines are required to be 6 " because of fire flow. Since that was the requirement, the lines do meet the City's Ordinance.
- Ben White indicated that the Sunset Point Subdivision does meet the requirements of the Subdivision Ordinance. The older part of the subdivision may not meet the requirements, but the area where Tracy Homfeld lives does. Maintenance on this system is minimal, but part of the system is older.
- Tracy Homfeld explained that they choose to live in the outskirts of town. Some of the reasons they live there is because they wanted to be part of the community but there were no subdivisions or homes being built within the City limits. She also compared other cities rates they charge outside the limits and they are a lot less than what the rates are for Farmersville.

- Ben White indicated that Tracy Homfeld was correct when she said some of the lines inside the City are old. For instance, the water line underneath the railroad tracks on Main Street there was a leak. The water rates in place have been an ongoing policy at least since 1992, but probably even before that. He recommended to take a closer look and have staff gather numbers to bring back in front of the City Council.
 - Council directed City staff to collect data and bring numbers back to them at a future City Council meeting.

C. Update regarding Islamic Association of Collin County concerning platting.

- Ben White addressed Council and explained that a concept plan for the site was submitted in October 2016. Daniel & Brown has reviewed the concept plan and it meets all the City requirements. They have addressed all issues that Daniel & Brown requested and they resubmitted the final plan to the City. It is scheduled to go before the Planning & Zoning Commission on February 27, 2017.
- Mayor Piwko asked if they requested any variances.
- Eddy Daniel with Daniel & Brown indicated they have not presented anything on variances at this time, but they have shown some interest in requesting a variance. He stated all of the documents that have been submitted have met all the requirements of the City.
- Ben White explained that since it is a concept plan a public hearing is not required. He indicated there are a few actions that can be taken by the Planning & Zoning Commission. The Commission members can approve, reject, or table the concept plan. If they reject the plan, the owners can ask for it to be presented to City Council. If it is passed by the Planning & Zoning Commission it is not required to go before the Council for approval.
- Eddy Daniel stated they had to have a concept plan filed and approved by the City before they could submit a preliminary plat for approval.
- Mayor Piwko asked if Planning & Zoning had the option to table if they needed more information.
- Ben White indicated that Planning & Zoning has that right.

D. Consider, discuss, and act upon selection of City Planning Engineer.

- Eddy Daniel explained a requests for qualifications to update the Zoning Ordinances for the City was sent out. A committee was formed and used a weighted matrix in order to recommend an engineering firm to the City Council. He stated the two highest ranked firms are each allowed ten minutes to present their firm and then council can ask questions.
- Kimley-Horn was chosen by Mayor Piwko to present first. In order to keep the presentation fair KSA left the room during Kimley-Horn's presentation and vice versa.

- Mark Bowers Planner and Landscape Designer with Kimley-Horn began the presentation with a Power Point slide show and explained the experience that the company brings. He also introduced his team that would work on the project if selected. He introduced Drew Brawner, Phyllis Jarrell, and Chelsey Cooper. They took turns speaking and explained what aspects of the jobs they each handle.
- Mayor Piwko asked what they thought the order of importance should be with the three plans they will be updating.
- Mark Bowers responded by stating they had done something similar in another City. Typically they update the Land Use, then Zoning, and then the Subdivision Ordinance.
- Mike Burns, Principal with KSA Engineers, introduced himself and his team members, Francois de Kock and Jayashree Narayana to the Council. He explained that the company has been in business for over 35 years, but they have only done planning for about 3 years. He stated even though their planning department is young the staff has years of experience. Francois de Kock started the presentation with a Power Point slide show and explained how the teams experience works well and they each have their strengths they can bring to the project.
- After both presentations, Council asked questions and discussed.
- Leaca Caspari stated that they looked at the results from the Committee. She believes that the Council should go with the Committee's highest rated firm.
- Mike Hurst agreed with Leaca Caspari. He explained he wants the Zoning Ordinance to be rewritten to be user friendly. He stated the Committee did a great job on the two firms, but both firms would suit the City well. He wanted to make sure the firm chosen would keep the City and Council completely involved.
- Mayor Piwko stated Kimley-Horn completed the Comprehensive Plan for the City before but she would like to see fresh ideas in the City. She explained that anticipated large limited access roads has her concerned because she wonders if they received the best Comprehensive plan from the firm before.
- Leaca Caspari stated Collin County did not have locations for a major roadways when the Comprehensive Plan was completed. She thinks Kimley-Horn did a great job on the Comprehensive Plan. She indicated the City does not complete a Comprehensive Review for three to four years. She believes having a firm that is familiar

with the City already would be good since they would not be reinventing the wheel.

- Michael Hesse stated he identified with small towns. He explained the City will be growing and he does not want to take away from the results of the Committee, but he is unsure of which firm the City should hire. He stated that he would like to see a new face in the City.
- Donny Mason stated he felt that either one would give the City great work.
- John Klostermann indicated that Kimley-Horn has done great things and they have worked with Farmersville for a while. He said a fresh face and eyes could be a good thing. He stated that Kimley-Horn is a known company and it is really a hard decision.
- Mayor Piwko asked Alan Lathrom if the Council could do a ballot vote.
- Michael Hesse asked Eddy Daniel if he could give an overview of what he thinks of the two firms.
- Eddy Daniel stated the Committee used a weighted matrix and in the end it is the Council's decision. He explained that both companies could do the job, but the Committee marked down KSA a little because of the years of experience.
- Mike Hurst asked Eddy if he could give Council a timeline as to how long it would take to finish the project.
- Eddy Daniel stated it is generally a six month process. He explained the Committee did not meet with the firms when they were raking.
- Michael Hesse asked how it would change things if new faces were introduced to do the work, compared to Kimley-Horn who has worked with the City before.
- Eddy Daniel explained the Committee did not ask if the firms had worked with Farmersville in the past. He explained the City does not have to have the same company do the work.
- Mayor Piwko inquired as to whether Eddy Daniel saw an advantage or disadvantage if a different company come in and would it cause conflicts.
- Eddy Daniel explained that one does not have anything to do with the other. Wastewater designers do not work with the planners. He explained it was neither bad nor good.
- Mayor Piwko asked Craig Overstreet who was a representative of the Committee if he agreed with Eddy Daniel.
- Craig Overstreet stated he stood by the committee's recommendation.

- Alan Lathrom explained that Council could make a recommendation to authorize staff to get into negotiations with a contract on the higher ranking firm. He stated the Council could simply make a motion to have staff begin negotiations based on the Committee and staff's recommendations.
 - Leaca Caspari stated she wanted to call the question.
 - Alan stated that calling the question allows the discussion to cease, but it cannot be called until a motion is on the table.
 - Motion to direct staff to enter into negotiations with Kimley-Horn based on recommends from the City Attorney, City Staff representative, 4A representative, Planning & Zoning representative, and the City Engineer made by Leaca Caspari.
 - 2nd to approve was made by John Klostermann
 - All council members voted in favor
- E. Consider, discuss, and act upon filling vacancy for the Planning & Zoning Commission.
- Mayor Piwko explained the City received the resignation of Charles Casada.
 - Ben White indicated that Charles Casada's term would have been up in May 2017. He stated that the City has no applications at this time. There was one application, but it had been withdrawn.
 - Motion to accept Charles Casada's resignation made by Michael Hesse.
 - 2nd to accept was made by Leaca Caspari
 - All council members voted in favor
- F. Consider, discuss and act upon Joint General Election Contract with Collin County for election services.
- Motion to approve made by John Klostermann
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor
- G. Consider, discuss and act upon agreement between the Texas Department of Agriculture regarding a contract for the Texas Capital Fund Main Street Program.
- Ben White stated the City is glad the contract is here because it has been a two year process to get it in place. He indicated staff recommends signing the contract.
 - Mayor Piwko inquired if the map provided showing the downtown work was preliminary.

- Eddy Daniel said the map was created based on what the accessibility specialist had told him the City needed. The map can be tweaked to accurately address accessibility of the downtown.
- Ben White explained the map was not a part of the contract. He indicated the ADA transition task force would work on this. He stated the task force would come together immediately after the contract was signed. The City will have a meeting of the downtown property holders, but that does not mean we can exclude ADA requirements. The City has certain federal requirements that have to be met.
 - Motion to approve made by Leaca Caspari
 - 2nd to approve was made by Donny Mason
 - All council members voted in favor

H. Consider, discuss and act upon 2016-2017 budget amendments.

- Ben White expressed to Council that the amendments were to repair the public safety building.
 - Motion to approve made by John Klostermann
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor

VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mike Hurst requested an update on Camden Park.

VIII. ADJOURNMENT

- Meeting was adjourned at 7:58 p.m.

APPROVE:



 Diane C. Piwko, Mayor

ATTEST:

 Sandra Green, City Secretary