



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

**I. PRELIMINARY MATTERS**

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Todd Rolen and Michael Hesse were all present. City staff Ben White, Sandra Green, Rick Ranspot, Kim Morris, Mike Sullivan, Paula Jackson, Trisha Dowell, Daphne Hamlin and City Attorney Alan Lathrom were also present.
- Prayer was led by Fire Chief Kim Morris followed by the pledges to the United States flag and the Texas flag.
- The calendar of upcoming holidays and meetings were provided in the agenda packet.
  - Calendar of upcoming holidays and meetings
  - City offices will be closed on Thursday, November 23, 2017 and Friday, November 24, 2017 in observance of the Thanksgiving Holiday.
  - The Library will be closed from November 11, 2017 through February 3, 2018 due to renovations.
  - The Civic Center will be tentatively closed from January 1, 2018 through January 13, 2018 for renovations.
  - The Farmersville High School Marching Band competed and placed 2<sup>nd</sup> in the UIL Conference 3A State Marching Contest in San Antonio on November 7<sup>th</sup>.
  - The Farmersville High School Girls Volleyball Team had a successful year and made it to the Regional Quarterfinals.
  - Mayor Piwko also stated the Farmersville Quilt Guild were presenting 20 quilts to veterans.

## II. PUBLIC COMMENT

- Matt Crowder who owns a business at 119 S. Main Street and resides on CR 660 addressed Council and explained Mayor Piwko verbally abused and cursed at his wife in their place of business. He stated customers left the store because of her actions. They filed a police report and have not decided if they are going to take any more actions at this point. He explained they believe she is a bully and they will not tolerate it. He expressed his respect for Mike Hurst and Craig Overstreet for reaching out and talking to him about the incident. He continued to say that when they first opened their business Mayor Piwko came into their store and told them the business would not last and she was the only one who makes money on the square. He said since that day he has witnessed Mayor Piwko bullying other citizens as well. He encouraged citizens to come forward if they have been bullied and take legal actions. He explained the leaders of the community have to be respectful. He stated he was not wanting an apology, but he is expecting the problem to be dealt with. He explained that the citizens of Farmersville deserve better from elected officials.
- Mayor Piwko stated she was not allowed to respond, but she would say there are two sides to every story and there were several inaccurate statements that were made.
- John Hart who resides at 18601 CR 646 addressed Council about the delay in the decision regarding the cemetery. He explained anyone could go on the web or YouTube to "CAIR Farmersville" and you can watch all the news clippings on the cemetery meetings. He stated CAIR stands for the Council of American Islamic Relations and the IACC can review those video clips at any time and use it against the City.
- Robbyn Keith who lives at 802 Merit Street addressed Council and stated she would like to make a motion to have a future agenda item in order to request that Merit and Murchison Street be reconstructed with sidewalks.
- Mayor Piwko asked Ben White if those roads were on the schedule.
- Ben White indicated sidewalks were not listed in the plans and he did not believe Merit Street was either. He stated he could add them to the list, but there are other streets that need more attention at this time.
- Mayor Piwko indicated there may be sidewalks eventually along the JW Spain Complex, but the engineering drawings have not been completed for that yet.
- Robbyn Keith asked if the sidewalks would go up Murchison Street.
- Mayor Piwko stated the sidewalks would just be around the ballpark and not the whole street.

- Robbyn Keith asked if there could be future discussions regarding construction of sidewalks down the streets.
- Ben White stated he would add the streets to his list for further discussion in the future.

### III. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial or “housekeeping” items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- 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. Library Report
- I. City Manager’s Report

- Mayor Piwko wanted to pull the City Manager’s Report.
- Donny Mason asked to pull the Public Works Report.
  - Motion to approve reports A, B, C, D, E, F, and H was made by Mike Hurst
  - 2<sup>nd</sup> to approve was Michael Hesse
  - All council members voted in favor
- Donny Mason inquired about the Public Works Report and asked Ben White why the Hamilton Street stretch of road to U.S. Highway 380 had not be completed.
- Ben White stated the City has not acquired all of the right-of-way. He explained he has been in contact with the property owners, Mr. Hendricks and Mr. Feagin.
- Donny Mason stated the bond was passed in 2012 and it has been too many years for it not to be completed. He wanted to know if the City could obtain the right-of-way by eminent domain.
- Mike Hurst asked what push back has been received for trying to obtain the right-of-way.

- Ben White stated it was about money and the owner did indicate they would conduct swaps with the City.
  - Donny Mason stated the property value would increase if the road was improved.
  - Mike Hurst asked how long the right-of-ways have been in negotiations.
  - Ben White stated negotiations for the road just started a few years ago.
  - Mike Hurst suggested the City give the owner a time limit to make a decision. He also asked if there was enough money to cover the project.
  - Ben White explained the amount of money the City has left may not cover the entire project, but they will go as far as possible.
  - Donny Mason stated he was under the impression the owner would allow the easement if the City placed a water hydrant on his property.
  - Ben White stated that was an option, but the owner changed his mind. He indicated he would give the owner two months to make a decision.
  - Mayor Piwko stated the alignment of the roadway was changed a little from its original design.
  - Ben White stated the goal was to fill the drainage with box culverts and make it more beautifully designed. There will be a new bridge required and a lot of work.
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- Mayor Piwko had questions on the Public Works Report. She inquired about the status of the ticket writing software.
  - Police Chief Mike Sullivan stated the software was in and they are working on getting it integrated into the computer system. After they get it running, they will need training on the software. The software will allow them to be efficient and do direct entry of tickets. Then the information from the tickets will be uploaded into the network. There will be no need to write paper tickets and the ticket would not have to be manually entered at a later time.
  - Ben White explained he believed the integration was complete, but they would need training.
  - Mayor Piwko asked when the training would take place.
  - Mike Sullivan stated it would be around the first of December.
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- Mayor Piwko asked how the citywide clean-up day totals were.
  - Chief Sullivan stated they counted 176 loads that were taken in and that included about 12 to 16 loads they took in the day before. He thought it was very successful.
  - Mayor Piwko stated she saw a lot of participation and it was better than the last time the City had a clean-up. There were 15 roll-offs and that was more than the prior years when county residents were able to participate.
  - Chief Sullivan stated he would like the City to hold a clean-up day twice a year.
  - Michael Hesse asked about the final cost of the event.
  - Ben White stated the amount came in a little higher than the \$5,000 that was planned. He indicated 4B had stated they would only give \$2,500. He is planning on going back to them and ask if they would cover a little more.

- Michael Hesse stated the amount of money the City spends in other areas would make \$5,000 seem like a drop in the bucket in order to clean Farmersville up. He explained if the City has the money, he believes it should be done twice a year.
  - Motion to approve the City Manager's Report and the Public Works Report made by Michael Hesse
  - 2<sup>nd</sup> to approve was Todd Rolan
  - 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) Meeting Minutes
- B. FEDC (4A) Financial Report
- C. FCDC (4B) Financial Report
- D. Main Street Report

- Motion to approve made by Craig Overstreet
- 2<sup>nd</sup> to approve was Mike Hurst
- All council members voted in favor

#### **V. REGULAR AGENDA**

- A. Update from Wayne May regarding the North Texas Municipal Water District (NTMWD) litigation.
  - Wayne May addressed Council and stated he lives at 105 McKinney Street on the second floor and he was at the Council meeting to discuss the litigation and water rates of the North Texas Municipal Water District. He introduced himself to Council a little in case some of the Council did not know him. He has served on the North Texas Municipal Water Board for three years. He explained Farmersville currently only has one member on the board, but hopefully when the City grows it will gain another spot on the board.
  - Judd Sanderson, Deputy Director of the Water District, who is in charge of finance addressed Council. He explained he could go into some of the litigation, but not in great detail. As of today, there are thirteen member cities currently in the district. The contract was amended in 1988 and it requires

the unanimous vote of the district members to make changes to the contract. They are on the fourth round of discussions to decide if they want to amend the contract. When you make a change to the cost allocation, bonds and debt still have to be paid. When one city pays less, the other cities would have pay more and that has been a challenge. Over the last year, after no decisions could be made, some cities filed a suit that put the NTMWD in litigation and are presently in the discovery phase. They are in the first phase of the PUC process. There are stages and the second phase would be discussing the rates and cost of services. A trial is scheduled for May. The current rate is \$2.76 per 1,000. The Water District pays out most of their revenue to debt services and then they have to pay for power and chemical costs. Annual increases to cities have been about 10% a year. The rates have gone up to help with the new reservoir they are building in the lower Bois D'Arc Creek area. Member cities will continue to see 10% increases in Fiscal Years 2019 and 2020, but the rate curve will flatten out in 2022.

- B. Consider, discuss and act upon Resolution #R-2017-1114-001 voting for Collin Central Appraisal District's Board of Directors.
- Mayor Piwko read the list of candidates. She indicated the City was entitled to three votes and the votes could be for separate candidates or all for one candidate.
  - Craig Overstreet recommended the City cast votes for Ronald Carlisle, Wayne Mayo, and Gary Rodenbaugh because all have served on the board for several years and do a great job.
  - Mayor Piwko indicated she knew Gary Rodenbaugh and he was doing a really good job, but she did not know the other two gentlemen.
    - Motion to cast votes for Ronald Carlisle-1, Wayne Mayo-1, and Gary Rodenbaugh-1 was made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Donny Mason
    - All council members voted in favor
- C. Consider, discuss and act upon possible financing regarding radios and storage units for the Fire Department and Public Works Department.
- Ben White stated he was wanting to get direction from Council. The radios are the special radios the Police Department already has, but the City is needing them for Public Works and the Fire Department. We have a loan obligation that will pay off at the end of this year and the idea is to use the money that was allocated for the old note and use that to purchase the radios. He stated the necessity of the radios for the Fire Department was self-evident. It would allow the police, fire, and public works employees to communicate with one another. There would be a zero effect on the budget. The current loan amount on a yearly basis would be \$59,000. The City is also seeking ways to store equipment in the Public Works yard. It would

help to declutter the Police and Fire Department as well. Some of the equipment is new in the Public Works area and they are being left in the sun. Having storage would protect the equipment. He wanted to know if Council would like to purchase the radios, or if they would like to purchase the radios and storage space together.

- Mike Hurst asked what would be paid off with the current loan.
- Ben White stated it was for the quint.
- Daphne Hamlin stated the City paid off the note last week and it was for \$59,000.
- Craig Overstreet inquired about what type of building was being considered for the storage.
- Ben White explained it would be metal buildings similar to garages that would have a concrete slab and would have electricity and a security system.
- Mayor Piwko asked if we could purchase the radios this year and buy the storage next year.
- Craig Overstreet explained that would only be beneficial if the interest rates continued to decline.
- Mike Hurst asked if the interest rate would stay the same as it currently was on the note that was paid off.
- Ben White and Daphne Hamlin stated it would.
- Mike Hurst asked if the radios would become obsolete in five years and if they would have to go through this process again.
- Mike Sullivan stated he could not speak to that, but this was the new technology that everyone is going to.
- Ben White asked how long the last systems were used.
- Mike Sullivan stated at least 15 years.
- Craig Overstreet explained his only concern was the Council has not seen a 3 year capital improvement program to show all the expenditures.
- Ben White asked Daphne Hamlin if there was a time frame before the loan would no longer be available.
- Daphne Hamlin stated she thought it would be around February.
- Ben White stated he would get a capital improvements plan started and incorporate the radios in to that and bring it back to Council in January.
- Mayor Piwko suggested Council go ahead and approve the radios and then make the determination on the storage after the capital improvements plan had been reviewed.
- Ben White stated he would just hold off until January because it would cause more paperwork that way.
- Mike Hurst indicated the only thing that had to be purchased was the radios.
- Ben White indicated that was correct. He said he did not have any other way to pay for them.
- Mike Sullivan stated the Police Department received a grant for their radios, but the State has become stricter and has been cutting back on grants and other funding. Because of that, the Fire Department could not get a grant for the radios.

- Motion to table and continue discussions at a later date was made by Craig Overstreet.
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor
- D. Consider, discuss and act upon an Interlocal Agreement with Collin County for Library Services.
- Ben White asked for Trisha Dowell to come forward and explain to Council what was going on regarding the funds for the library. He stated he was going to recommend City Council deny the agreement and have the members of Council help by talking to the County Commissioners about the funding.
  - Trisha Dowell stated the various city librarians would usually meet, but this year they did not. The funding was calculated by per capita. Wylie collected all the data and Trisha Dowell stated she had explained to the employee at Wylie that the number she entered were incorrect. The employee from Wylie entered the number as 160, but she was told it was entered wrong and the number was closer to 2,000. Our numbers were actually 1,890 and the County actually approved the numbers in the column where the number was input incorrectly.
  - Ben White stated last year the Library received \$14,000 and this year it will only receive around \$6,000.
  - Sandra Green explained that she had emailed the County and they told her to contact the employee at Wylie. After an email was sent to her she responded back and did not seem happy that we were questioning it.
  - Mike Hurst asked how they came up with the figures from last year.
  - Trisha Dowell stated they used a different formula.
  - Ben White stated they have cut the library funds every year. It seems they feel they should not have to fund the city libraries.
  - Mike Hurst stated according to the Library Report every month most of the visitors to the library are customers who reside outside of the city limits.
  - Mayor Piwko stated another option would be to charge the citizens outside of the city limits \$25.00 a year to use the library.
  - Trisha Dowell stated she does not recommend charging and some would not pay.
  - Craig Overstreet stated it was not the City's error and he felt that Council should talk to the County Commissioners. He stated he believes the City Library is one of the great aspects of Farmersville.
  - Donny Mason agreed the Council should talk to the Commissioners.



- Motion to deny Interlocal Agreement with Collin County for Library Services until Council can speak with County Commissioners made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor
- E. Update on Ordinance for nuisances, storage and vegetation on properties.
- Chief Mike Sullivan addressed Council and showed examples of violations of the Ordinances. He also explained the Council received copies of Ordinance examples from other cities. He explained some of the problems they see in the City is household items stored under carports, cars parked on unimproved surfaces, and parking on the roads that are small. The cars on the streets are a problem because we get the owners to move them for a little while but they move them back. He stated if we become really strict on the Ordinance he believes there will be push back from citizens.
  - Mayor Piwko asked Council if they wanted to address commercial and residential properties or focus on residential. She asked Chief Sullivan what his recommendation would be concerning addressing both residential and commercial or just one at this time.
  - Chief Sullivan indicated he would like to see what the new Zoning Ordinance was going to say. He explained a lot of the information may be captured in the new document.
  - Alan Lathrom indicated the examples from Rockwall and Kemp focus on the outdoor storage of items. The Zoning Ordinance where explains where open storage would be allowed. The City of Irving Ordinance is very strict because they have been really trying to clean up their City over the past few years. The City of Melissa and the City of Richardson's Ordinances were pretty straight forward.
  - Mike Sullivan stated it was his opinion that most of the complaints come from residential properties.
  - Craig Overstreet stated none of the Ordinances showed vegetation.
  - Mike Sullivan stated the City already has an Ordinance for that.
  - Craig Overstreet stated he believes it would be a fire hazard for people to pile up items and store them outside.
  - Mike Sullivan stated it is a fire hazard, but the problem is that people have more stuff than they do house. He explained they write tickets but nothing happens. The tickets eventually turn in to warrants and the people do not have the money to pay them. This is why the Police Department tries to work with residents to solve the issues.

- Mayor Piwko suggested bringing the agenda item back at the end of January to review again. That would give enough time to see if Kimley-Horn already covered the items in the Zoning Ordinance.
- Mike Sullivan suggested the Council look through the other City Ordinances they received to see if there was any language they wanted to incorporate into our Ordinance.

F. Update on the sewer system in relation to Camden Park.

- Ben White stated this item was in relation to the west side lift station and plants 1 and 2 upgrade. None of the escrow money will be released until the environmental review has been completed and approved. It is with the Corps. of Engineers and there were some gaps that we had to fill. We have been filling in those gaps over the past three weeks. He explained he does not see any issues, but the City Engineer is continuing forward while the Corps. of Engineers are reviewing everything. Daniel & Brown are currently working on this project without getting compensated. He has asked to see bid documents by the end of December so they can bid the project in January. He stated if they hold to their schedule the first home should be built in January.
- Donny Mason asked about how many homes would be built.
- Ben White stated both phases would include around 277 homes and approximately 265 apartment units. Ted Zedah is still trying to receive financing for the apartments, but he is hoping he can have something done by this time next year.

G. Update on Big D Concrete.

- Ben White stated he called Big D Concrete last week and they are still on schedule for June in regards to the batch plant. They want the water line to the property by then. He stated he is putting the Caddo Park waterline in ahead of Big D's at this time. He has Daniel & Brown working on a railroad bore permit and the City will have to apply for a permit from TxDOT as well. He explained the City will probably have to receive help from the Kansas City Railroad Engineer in the area to help speed up the process. He stated he was able to negotiate with Caddo Basin to turn that area over to us. An agreement is being created that will allow us to service that area. Eventually, the City will try to make that a part of our CCN.
- Mayor Piwko asked if the City would be responsible for the maintenance on Shinn Circle.
- Ben White stated that would be part of the agreement and yes the City would take over Shinn Circle.

- H. Consider, discuss and act upon City installing sewer line for Summit and Main Street.
- Ben White stated the property owners were putting up forms for their new house, but they did not have a permit. The contractors who were working with the owners told them they needed a sewer line extended so they came in to talk to staff. Staff realized the property had never been platted and would have to be platted before a building permit would be issued. As for the sewer line, Ben White explained there has been interest on the property adjacent to this property. He stated it could be multi-family. The City could share the cost of the line and the two manholes. The owners are looking at approximately \$15,000 to construct the line and manholes. The geographic location of the lot did not lend itself to connect to the line that was already on the road. We could have them pay for the sewer line and the City could pay for the manholes. Or, the owners could pay for the whole installation of the line and manholes themselves. We could go to the adjacent property owner who wants to develop and see if he would share the cost. Unfortunately, the adjacent property owner already has a sewer line that he would be able to tap in to. If the City says no then the homeowners may not build at all.
  - Donny Mason asked if the owners and the construction company knew they had to obtain a permit.
  - Stacey DeLeon with Texas Vineyard Homes addressed Council and gave some background on their business and stated they usually do not work in the city limits. She explained she contacted the City and received information on the permitting costs and the process because they include that information in a bid documents for their customer. When she called the City they were even issued an address for the property, 106 Summit. She explained the issue of platting the property was not documented on any of the permit paperwork. She stated she did not believe the homeowners would be able to build if they had to pay the whole cost of the sewer line and manholes. She argued that it was not an unreasonable expectation to think that a lot in the middle of town had sewer access. She feels the City bears some responsibility for the issue because they had called to get information and was never told it needed to be platted.
  - Ben White stated that anyone that owns a lot would have to have sewer access in order to develop it. He indicated the bank would probably not fund the sewer line installation for the homeowners. He explained this is a unique situation and he believes the builder should understand what is available on the property and whether it was platted before they decide to build on the land.

- Stacey DeLeon stated she also felt like the issue was a procedural problem because she was not told it would have to be platted and it did not state that on the building permit application.
  - Ben White stated the City would put information on the permit application to have people search to see if the property is platted first. He recommended to Council the owners pay for the lines and the City pay for the manholes.
  - Alan Lathrom asked if Ben White considered easement costs.
  - Ben White stated the City would put the line to the corner of the lot and there is an assumption the adjacent land owner would want a line down his property so he could tap into it.
  - Mayor Piwko asked if they could tap into the sewer line across the street.
  - Ben White indicated the engineer looked in to that option, but nothing could work.
  - Sandra Green asked if they could just build the house up.
  - Ben White explained it would contradict the City's specifications of bury depths of lines and he would not recommend it. Plus, the design of this home is on a slab.
  - Donny Mason asked Ben White if he could bring cost estimates for Council to review.
  - Mayor Piwko asked the Council if they would be in favor of setting a maximum limit of what they would contribute to the overall expenses.
  - Craig Overstreet stated he would like to check with the neighboring landowner to see if they would grant an easement first. He also stated he would not put the cost on the City because he felt it was the property owners responsibility to find out what the property had available before they purchased it.
  - Mayor Piwko explained there has never been a house on that lot and she would not have assumed it had sewer.
  - Craig Overstreet asked Alan Lathrom what kind of precedent it would cause if the City helped pay for the lines and/or manholes.
  - Alan Lathrom said he would be happy to go into executive session to discuss the topic with Council.
  - Mayor Piwko stated they would table the item until they could discuss the issue in executive session later in the evening.
- I. Consider, discuss and act upon contract with Axon Enterprise, Inc. regarding police tasers and equipment.
- Mike Sullivan passed around a cartridge that was for police tasers. He stated the cartridges costs \$30 each. He explained the contract would allow for unlimited cartridges and replacement of guns.

- Mayor Piwko inquired if the City would be responsible for the total five years of the contract if they wanted to cancel it earlier than that.
- Mike Sullivan stated it would be for the entire five years because it was a maintenance contract, but he stated he was not completely sure.
- Council discussed how many cartridges are possibly used.
- Mike Sullivan explained the contract would cover replacements of the taser guns as well. He stated a lot of agencies were going to this type of contract because officers damage a lot of taser guns and they also conduct training with them.
- Mayor Piwko stated she believes the City should support the police department.
- Mike Hurst asked if the company was reputable.
- Mike Sullivan stated they were. He explained that Taser was now Axon. He also explained the contract broke everything down for the five years and the costs would come out of the Police Departments budget every year.
- Michael Hesse asked if the City could conduct an evaluation after a year to see how many tasers and cartridges were actually used to see if the City was getting their money's worth out of the contract. By then the City would know if it was a good deal.
- Craig Overstreet asked what would happen if the taser had new technology in two years and then we have three more years on the contract.
- Mike Sullivan stated if new technology came into play they would get all new equipment at no additional cost. He asked Officer Frank Gonzales to come forward to explain how the contract would work.
- Officer Gonzales stated the 60 Plan would cover any broken or malfunctioning gun and unlimited cartridges. He stated Axon would update the equipment if new technology came into play at no additional cost.
- Mike Hurst stated he just did not want the technology to be obsolete after a few years.
- Officer Frank Gonzales stated Axon is even locking the City in at the 2016 rates if the City chooses the 60 Plan. He explained the cartridge costs are expected to go up 3.5% every year.
- Mike Hurst asked if the City would be locked in for the five years.
- Officer Gonzales stated after the five years, if the City renewed the contract, Axon has said they will keep us at the price that is currently offered.
- Mike Sullivan stated he understood why Council was concerned about the five years, but the equipment is very expensive. He believes the contract will be cheaper in the long run.

- Motion to approve the contract made by Donny Mason
  - 2<sup>nd</sup> to approve was Todd Rolan
  - All council members voted in favor
- J. Update on Boundary Agreements with Blue Ridge, Nevada, Josephine, Lavon, and Caddo Mills.
- Ben White stated he was going to let Sandra Green address Council regarding this agenda item.
  - Sandra Green explained she had sent the Boundary Agreements to the Cities and the status was the following:
    - Blue Ridge - took agreement to City Council on 11-7-17 and they are still in deliberation. It will go on the City Council agenda for December.
    - Nevada – emailed agreement and they received. City Secretary sent to the Mayor for review.
    - Josephine – emailed agreement and they received. Mayor called Sandra Green and asked a few simple questions and stated he would forward to their City Attorney for review.
    - Lavon – agreement is with their City Attorney for review. Only hold up is the Attorney’s workload.
    - Caddo Mills – emailed agreement to City, but no response yet.
  - Craig Overstreet asked if there was a map that was sent out to the cities that indicated the proposed boundaries.
  - Sandra Green stated she sent the agreements and they all showed were the proposed boundaries were going to be along with an exhibit that was a map that outlines those areas.
  - Mike Hurst asked if the lines follow the school districts.
  - Ben White explained when they originally set up the boundaries they were going by the fire department lines and school district lines.
  - Mike Hurst asked if the City was making any concessions for future growth.
  - Ben White stated he believed the map was advantageous for the City of Farmersville.
  - Mike Hurst stated he believes the City should at least follow the school district boundaries.
  - Mayor Piwko stated she would prefer to have a road as a boundary rather than a creek.

## VI. EXECUTIVE SESSION

- Mayor Piwko read the below statement and Council went into Executive Session at 8:15 p.m.

Discussion of Matters Permitted by Texas Government Code Section 551.071,  
CONSULTATION WITH ATTORNEY:

1. Discussion of matters protected by the attorney-client privilege:
  - a) Discussion of laws applicable to platting and cemeteries.
  - b) Discussion related to City installing sewer line for Summit and Main Street.

Discussion of Matters Permitted by Texas Government Code Section 551.074,  
PERSONNEL MATTERS:

1. Discussion Regarding Personnel Matters:
  - a) Discussion regarding employee bonuses and merit increases for key employees.

**VII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTIONS 551.071 & 551.074 OF THE TEXAS GOVERNMENT CODE**

- Mayor Piwko stated Council reconvened from Executive Session at 9:34 p.m.
- The property owner for the Summit and Main Street property addressed Council and stated they put every cent they had into purchasing the land and they do not have money to install the sewer lines and manholes.
- Mayor Piwko explained the Council decided to have the City Manager contact the adjacent property owner to see if the City could obtain an easement. She stated the Council had discussed the property owner sharing the costs and platting the land. She suggested the City could pay for the survey and platting of the property. Ultimately, the Council decided to bring back the item to decide if they would share the costs as soon as they received information about the adjacent easement.
- Mayor Piwko stated in regards to the discussion about employee bonuses and merit increases for key employees, it was decided that since City Manager, Ben White received his Certified City Manager accreditation they would give him an increase in pay and he would receive the same Christmas bonus as other salaried employees.

**VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- None

**IX. ADJOURNMENT**

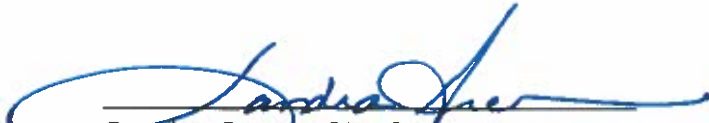
Meeting was adjourned at 9:39 p.m.

APPROVE:



\_\_\_\_\_  
Diane C. Piwko, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Green, City Secretary