



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
July 24, 2018, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Todd Rolan and Michael Hesse were all present. City staff members Sandra Green, Rick Ranspot, Mike Sullivan, Kim Morris, Daphne Hamlin, Reagan Rothenberger and City Attorney Alan Lathrom were also present.
- Prayer was led by Reagan Rothenberger, Farmersville Main Street Manager, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings
 - Summer Reading Program continues at the Library on its regular scheduled days. Please refer to the City's website for more information.
 - Summer Music in the Park will continue on Friday, August 3rd.
 - The first day of school for Farmersville ISD will be August 16th.
- Sandra Green noted a few additions to the calendar.
 - Proclamation for National Health Center Week

II. PUBLIC COMMENT

- Justin Bates who resides at 117 Murchison addressed Council concerning the future land use map that has been presented and how the alignment would take out his business. He wanted to know who gave the City approval to change the map from what TxDOT has presented.
- John Cotney who lives at 605 Waterford spoke about the restrictions on accessory structures. He explained that he wants a shed in his backyard but the requirements in the new Zoning Ordinances are too restrictive. He stated he does not agree that Farmersville should have big city standards since it is still a small City.

- Cindy Dickens who resides at 212 FM 2194 addressed the altered yellow route the City is proposing. She explained to Council that when Ben White gave her a copy of the land use map she was told not share it with anyone. But, she saw how it would affect the residents who have lived in the area their whole lives so she shared it. The yellow altered route would take out her family home and business. She stated she has acquired over 600 signatures stating they were against the southern routes of U.S. Highway 380. She proposes that Council ask TxDOT for a double deck road. She said when she was little they used to shop in downtown Greenville but when a bypass was built the downtown dried up. She indicated she does not want this to happen to Farmersville.
- Johnny Feagin addressed Council regarding the alternative route proposed on the land use map that the City created. He does not want to lose his business and land since he has lived there his entire life. He stated he does not care about the money and no route would be good because everyone would be displaced.
- John Hart who resides at 18601 CR 646 addressed Council and ask about the status of the Islamic Cemetery.
- Robert Clark who resides at 2500 CR 658 addressed Council about the modified yellow route shown on the land use map. He stated the road location would destroy the people, not just their land. He explained the City Council's job is to do what is best for the citizens of Farmersville and explained if the road went to the south it would kill the beauty of the City.
- John Richard Smith who resides at 617 CR 610 spoke to Council regarding his property being the north boundary for Camden Park. He explained the developer has done nothing to replace the trees or the fence they previously destroyed earlier in the year. He stated the retaining wall they are building is right up to the county ditch easement and he claimed the retaining wall was built on his property. He met with the Superintendent on the job to show them how they have encroached on his property and how they did not maintain their silt fence. He stated his stock pond now has silt in it and trash and debris continues to blow on to his property.
- Kerry Holland who lives at 917 Hwy 78 addressed Council concerning the altered yellow route shown on the land use map that people have. He indicated the proposed route would go through his property. He wanted to know why it was changed from what TxDOT had originally been shown.
- Randy Smith who lives at 508 CR 610 spoke to Council regarding his home. He explained he wanted to thank Chief Morris, the Farmersville Fire Department and numerous others agencies and people for assisting at his residence that burned down. He indicated he was touched by the support and concern from everyone.

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. Municipal Court Report
- C. Warrant Officer Report
- D. City Financial Report
 - Mike Hurst pulled the City Council Minutes.
 - Motion to approve reports B-D made by Donny Mason
 - 2nd to approve was Rodd Rolen
 - All council members voted in favor
 - Mike Hurst asked for clarification on the TIRZ wording and amounts on the City Councils Minutes. He was concerned about transferring money to work on the water line east of town if Reliable Concrete had not signed a Development Agreement at this point.
 - Daphne Hamlin explained that from last year's budget the City paid \$186,000.00 into the TIRZ account from the general fund. She indicated that \$198,000.00 was budgeted for the water line and she had transferred that amount from the TIRZ account to the water fund. She stated the only work that has been done using the money was for the bore to fix the water line under the railroad. The water line has not been extended to the cement plant yet. She explained that whatever amount is left in the account for constructing the water line will be placed back in the TIRZ account at the end of the budget year.
 - Mike Hurst asked about the \$225,000.00.
 - Daphne Hamlin stated that is the amount the City will pay the TIRZ account out of the 2018-2019 budget. She stated the TIRZ account has \$252,000.00 in it currently.
 - Mike Hurst stated he was just concerned about transferring money and completing a water line when the company has not annexed into the City yet.
 - Sandra Green pointed out that she gave Council a corrected copy of the minutes because she had left off the calling of roll.

- Motion to approve City Council Minutes made by Todd Rolen
- 2nd to approve was 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 who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also 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. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
 - 1. Minutes
 - 2. Possible Council Liaison Report
 - Council Liaison, Todd Rolen, stated the board was working on the Music in the Park and the handicap swing they are wanting to place in the park.

- B. Farmersville Community Development Board (Type A)
 - 1. Possible Council Liaison Report
 - Council Liaison, Michael Hesse, indicated the last meeting was held on July 9th and the board swore in new members and elected the President, Vice-President, Secretary, and Treasurer. He also stated that Ben White discussed the funding of Farmersville Parkway for the Collin College project.

- C. Farmersville Economic Development Board (Type B)
 - 1. Possible Council Liaison Report

- Council Liaison, Mike Hurst, stated he had nothing to report at this time because he wanted to compare his notes to the minutes first. He explained they did discuss Camden Park and the Collin College roadway.

D. Main Street Board

1. Possible Council Liaison Report

- Council Liaison, Donny Mason, stated there was a new restaurant coming to Main Street that would be opening soon.

E. Texoma Housing Partners

1. Agenda and Paperwork

- Les Cooks, liaison on the board, explained the occupancy was at 100%. They are scheduled to get new windows and gutters as part of the five year plan.

F. Planning & Zoning Commission

1. Minutes

2. Possible Council Liaison Report

- Council Liaison, Craig Overstreet, stated the Planning & Zoning Commission just elected the President, Vice President and Secretary and reviewed the item that was on the present City Council agenda.

G. Building & Property Standards Commission

1. Possible Council Liaison Report

- Council Liaison, Donny Mason, indicated they have not had a meeting in the past six months.

- Craig Overstreet asked that Council receive true numbers from the Financial Report graph concerning sales tax and why it was so low.
- Daphne Hamlin explained she has asked the state why the numbers were so low. She indicated it was confidential so she could not give that information out, but she believes they have figured out what had happened and why. Unfortunately, staff could not elaborate on the reason. She indicated in the Council budget workshop book that she presented to every Council member, it shows several years in order to give previous numbers to compare.

V. **PUBLIC HEARING**

A. Public hearing to consider, discuss and act upon a recommendation from the

Planning & Zoning Commission regarding a request for a replat of certain property consisting of approximately 0.525 acres of land that is generally located on the northeast quadrant of Sid Nelson and Johnson Street, and which land is more particularly identified as the Neathery Johnson Addition 2, Lots 1-2, Block 1.

- Sandra Green explained to Council the plat came before them a few weeks prior, but it was realized that it had been noticed incorrectly. She indicated she had also included a staff report in the agenda packet that showed when it was approved by the Planning & Zoning Commission in hopes that would help Council with review. She stated the plat had been reviewed by DBI Engineering and they have recommended approval as well as the Planning & Zoning Commission.
- While voting Michael Hesse pointed out that the public hearing had never been opened to hear from anyone in the audience.
- Mayor Rice opened the public hearing at 6:46 p.m. and asked if anyone was in attendance to speak for or against the plat.
- None came forward so Mayor Rice closed the public hearing at 6:47 p.m.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2018-0724-001 amending the Master Fee Schedule to reflect a rate increase for Community Waste Disposal recycling fees.
- Robert Medigovich from Community Waste Disposal (CWD) addressed Council and explained the rate changes were due to market adjustments.
 - Craig Overstreet indicated it would be a \$0.17 increase to customers and it would begin in October.
 - Motion to approve based on the figures given by CWD made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- B. Consider, discuss and act upon the first reading of Ordinance #O-2018-0724-002 amending the Sign Ordinance to allow Quilt Barn Square Signs.
- Sandra Green showed a video about the Quilt Barn signs.

- Alan Lathrom stated Council might want to adjust the sizes of the signs in the proposed Ordinance.
- Mike Hurst explained he would like to see signs of smaller stature. He feels that people coming to see the signs would know where they were so they would not have to be large in size.
- Elizabeth Andrus who resides in Princeton addressed Council and explained they wanted to create a Barn Quilt City. She wanted to know if the City would be able post the trail information on the City website and update it periodically to show the trails and new locations. She indicated Bonham had 3 quilt trails and there were approximately 30 squares per trail. She stated the purpose was to preserve quilts and beautify the City.
- Mike Hurst stated his concern was the size of the signs and the advertising.
- Craig Overstreet explained he supported the Quilt Barn Trail, but items number 6, 7, and 8 on the Ordinance caused him concern. He does not like that wood materials could be used and he does not like the sizes of the signs the Ordinance would allow. He also stated that he believes the signs should count toward the square footage of all the signs on the facade. He thinks having too many signs could become overbearing.
- Mayor Rice asked about item number 6 regarding the sizes.
- Alan Lathrom stated the Council could make item 6 say up to a 2' x 2' size sign. He said there were several ways to craft the Ordinance to adhere to what the Council wants.
- Mike Hurst explained he thought people would be able to search out the quilts by advertising. He feels that 2' x 2' is sufficient and that size would catch someone's eye if they were looking for them. He suggested restricting the amount of signs on the buildings.
- Alan Lathrom stated they could delete number 8 from the Ordinance altogether or it could state that the quilt square would count against the buildings signage. It could interfere with a business's advertising.
 - Motion to table in order to obtain more information made by Mike Hurst
 - 2nd to approve was Craig Overstreet
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon the Final Plat of the Pollard Addition, Lots 1-4, Block1.
 - Sandra Green explained the plat went to the Planning & Zoning Commission on July 16th and was approved and recommended to the City Council. She also stated the plat was approved by DBI, the City Engineering firm.

- Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- B. Consider, discuss and act upon two donations from the Farmersville Rotary Club for the Senior Citizens Center.
- Motion to approve and accept the donations made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor, but Craig Overstreet stated he approved with grateful appreciation.
- C. Consider, discuss and act upon regarding storage building heights and possible changing of the Zoning Ordinance.
- Sandra Green went over several issues that have been brought up by citizens regarding the new Zoning Ordinance regulations. She indicated that many citizens were upset with the max heights of the buildings, roof pitches, and the stricter guidelines on concrete foundations and façade requirements.
 - Alan Lathrom indicated City staff was just looking for direction on whether to go forward with adjusting the Ordinance and bringing it before the Planning & Zoning Commission for recommendation to the City Council. He also added that some citizens were wanting the buildings to be two stories, or with a loft.
 - All City Council members agreed to direct staff to draft an Ordinance for review.
 - Craig Overstreet stated staff should concentrate on the height, roof pitch, foundation, and meritorious exceptions of accessory/storage structures.
- D. Consider, discuss and act upon a City-wide clean-up day.
- Chief Michael Sullivan stated the City held the last clean-up in November of last year. He explained it went well and he thought it would be a good idea to have another one this year. He could not remember the cost of the event, but would speak to Paula Jackson because it would need to be included in next year's budget.
 - Mayor Rice called for a break at 7:31 p.m.
 - City Council reconvened from break at 7:40 p.m.

VIII. BUDGET WORKSHOP

- Daphne Hamlin addressed Council and gave a brief summary of the budget notebook she had placed at their seat. She discussed what the proposed tax rate might be and then stated public hearings to adopt the tax rate would be scheduled at the next meeting. She stated the City would have to transfer \$256,000.00 into the TIRZ account this next year and she said the average housing cost went up from \$138,000.00 to \$152,000.00. It was pointed out this was a draft version that she presented to Council and it would change. The water and wastewater funds are predicted to better this next year due to impact fees from the new homes which are about to be built. The first payment on the \$5 million dollar bond would be due in the next budget year in amount of \$300,000.00. That money will come out of the reserves. She also stated the public safety dispatch fee went up \$30,000.00 this year.
- Chief Sullivan explained the cost would probably go up 10% every year for the next five years due to changes at the county level.
- After the brief summary of the budget, Daphne pulled up OpenGov on the computer and showed the Council some of the programs features.

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted to see updates and timelines on the Comprehensive Plan and the concrete companies.
- Michael Hesse wanted to see an Ordinance for the speed limit on Sycamore Street.

X. ADJOURNMENT


Meeting was adjourned at 7:57 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:



Sandra Green, City Secretary

