



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
January 8, 2019, 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, Michael Hesse and Todd Rolan were all present. City staff members Ben White, Sandra Green, Rick Ranspot, Mike Sullivan, Daphne Hamlin, Paula Jackson, and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Farmersville Warrant Officer, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - City Hall will be closed on Monday, January 21<sup>st</sup> in observance of Martin Luther King, Jr. Day.
  - The first day to submit an application for the May City Council election will be Wednesday, January 16<sup>th</sup>. Application packets can be picked up at City Hall.
  - A free Skywarn training session will be held at the Collin College Conference Center on Saturday, January 19<sup>th</sup> at 8:20 a.m.

**II. PUBLIC COMMENT**

- Precious Perkins, mother of Christie Perkins Lee addressed the Council and stated she was speaking until her daughter arrived. She started to explain issues her daughter had encountered while trying to build her house when her daughter arrived.
- Christie Perkins Lee who resides at 315 S Washington arrived and addressed Council. She wanted to know why it took so long for her to receive a water meter on her property at 408 Floyd St. She explained she asked for one to be placed

on the property in October 2018 and could not understand why this would take so long.

- Ben White told Council he would look in to the situation.

### 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Board of Adjustments Minutes 12-11-18
- B. City Council Minutes
- C. Fire Department Report
- D. City Financial Report

- Motion to approve A,B and C made by Mike Hurst
- 2<sup>nd</sup> to approve was Todd Rolen
- All council members voted in favor

- Craig Overstreet wanted to pull the City Financial Report. He wanted to know about the city sales tax and why it still showed to be a downward trend.
- Daphne stated the sales tax was right on track for this budget year.
- Craig Overstreet also asked about the \$35,000 that the North Texas Municipal Water District (NTMWD) was supposed to credit back to the City.
- Daphne Hamlin stated she received it in October and she posted it to last year’s budget.

- Motion to approve the City Financial Report made by Craig Overstreet
- 2<sup>nd</sup> 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. Possible Council Liaison Report
    - Todd Rolon stated they spent the most time on laying out the ADA swing at Rambler Park.
    - Paula Jackson stated that Woody Wright's health was not good and she would not be affiliated with the Senior Citizens Center or the Collin County Committee on Aging any longer.
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Minutes
  - 2. Possible Council Liaison Report
    - Mike Hurst stated he looked over the minutes and they were all in order and correct.
- D. Main Street Board
  - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
  - 1. Possible Council Liaison Report
- F. Building & Property Standards Commission
- G. Texoma Housing Authority
  - 1. Agenda and documents

## V. PUBLIC HEARING

- A. Consider, discuss and act on all matters incident and related to holding a public hearing regarding proposed amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville.
- Mayor Rice opened the public hearing at 6:17 p.m. and asked if anyone wanted to speak for or against the matter.
  - No one came forward.
  - Mayor Rice closed the public hearing at 6:18 p.m.

## VI. READING OF ORDINANCES

- A. Consider, discuss and act on all matters incident and related to approving amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Ordinance #O-2019-0108-001 pertaining thereto.
- Motion to approve made by Donny Mason
  - 2<sup>nd</sup> to approve was Michael Hesse
  - All council members voted in favor
- B. Consider, discuss and act upon the second reading of Ordinance #O-2018-1211-002 regarding changing the north south direction of Bob Tedford Drive to Harvard Boulevard.
- Mayor Rice read the following caption of the Ordinance.  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CHANGING THE NAME OF BOB TEDFORD DRIVE TO HARVARD BOULEVARD AS SHOWN ON EXHIBIT "A"; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**
- Motion to approve the second reading made by Todd Rolen
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor

## VII. REGULAR AGENDA

- A. Consider, discuss and act on all matters incident and related to approving and authorizing the execution of a Project Contract with the Tax Increment

Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Resolution #R-2019-0108-001 pertaining thereto.

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

B. Presentations regarding last year's accomplishments and this year's goals and budgets.

- Craig Overstreet wanted to thank the Chairpersons for their service to the City.
- Mike Goldstein, Chairman of the FCDC (4B) board addressed Council. He stated the first goal this year was to pay off the land at the Spain Complex. He explained they had some extra funds since they were not funding a Main Street Manager right now. They have paid off half so far and are hoping to get it paid off in 2019. He explained they are going to continue to support the 4<sup>th</sup> of July fireworks, Farmers & Fleas, the Chamber of Commerce, playground equipment for Rambler Park, the downtown Christmas Lights, the Heritage Museum, the East Texas Trail, marketing for the City, and the Main Street Program.
- Craig Overstreet asked if the \$50,000 in their budget for Collin Parkway had been reallocated since the TIRZ board was paying for the roadway.
- Mike Goldstein stated it had not been at this time.
- Mike Hurst wanted to know where the land payment came from.
- Mike Goldstein explained they have not allocated \$34,000 from of the Main Street Manager's salary to pay for the land. They just took it out of their overall budget.
- Craig Overstreet asked about the Heritage Museum and wanted to know if it was open to patrons.
- Mike Goldstein stated it was open but only on certain days and times.
- Mayor Rice stated it was open on the first Saturday with Farmers & Fleas.
  
- Miranda Martin, Chairman of the City Amenities Board, addressed Council and explained that several things were accomplished in the past year. She stated the Library received new floors and carpet, the Senior Citizens Center received new lighting in the parking lot, the City Park received new playground equipment, and they placed new picnic tables at J.W. Spain. She explained they want to place an ADA swing at Rambler Park and they want to work with the Riding Club to see what needs are there. She indicated they are planning on having Caddo Park open this year, but that park does fall on the state so they are waiting on them.
- Craig Overstreet asked about their budget.

- Miranda Martin stated they do not have a budget.
- Ben White stated they were a recommending board and they get their funding from FCDC (4B) and the City budget.
- Donny Mason asked about the time frame for the ADA swing.
- Miranda Martin stated at Rambler Park they are planning on moving the gazebo, adding the ADA swing and other swings and adding more awnings. They have also discussed moving the current playground equipment to J.W. Spain. She indicated they were planning the layout of the swing now and it would be first.
- Ben White stated Rotary has expressed interest in paying for the new awning. He stated Rambler Park may be done in phases.
  
- Doris Cooks, Interim Main Street Manager, explained the status of the Main Street program. She explained the Farmers and Fleas application was revised and the organization had been adjusted to better serve the Farmers and Fleas program. She stated volunteers are a key factor in helping Main Street succeed and there are several reports that have to be completed to maintain the status of being a historical downtown. She said that with the help of the previous Main Street Manager several businesses downtown received façade grants. She stated that several new businesses like The Stable, RSVP Farmersville and the Over Yonder Eatery & Market opened in the downtown this past year. She explained they need to update the Main Street manual, core values, and update the roles of the Main Street Manager and the Main Street Board members.
  
- Ben White addressed Council and spoke a little about other accomplishments. He explained that one of the biggest accomplishments was that of Camden Park being approved and being started. Another accomplishment was Palladium Apartments that would be built this year. He stated there would be a water line extended to Reliable Concrete. He explained the City had purchased a lot of software this past year to help streamline processes to become more efficient. He said Audrey Rubadue was moved from the Library to City Hall to help with staffing. He indicated the new Subdivision Ordinance and Zoning Ordinance was adopted and the lift stations were also a big accomplishment.
  
- Mike Hurst wanted to thank City staff for their hard work and stated they were appreciated. He explained he and Craig Overstreet co-chaired the Charter Commission. He stated that he hoped the charter would go before the voter's in the November elections if all goes well with Camden Park and Palladium.
  
- C. Consider, discuss and act regarding contract for FLOWatch utility software.
  - Ben White stated FLOWatch was a web based software to store data for the City's utilities. He explained it was secure and helps the City with its

reporting. He stated that TCEQ noted we needed better calibration data. He indicated it would be an efficiency gain for the City and staff.

- Craig Overstreet asked if the cost of the software was budgeted. He stated the City Engineer, Eddy Daniel, has a background in water engineering and he wished he would have seen a cost benefit analysis.
- Ben White stated it may not be in cost savings but would show in staff's ability to work on other things.
- Michael Hesse stated he hates to see software companies charge an annual amount every year for their subscriptions.
- Mayor Rice stated the annual subscriptions are becoming more popular with software companies.
- Ben White stated he would come back with cost analysis savings at a future meeting.
- Craig Overstreet stated he would like to know what other cities are using this software.

D. Consider, discuss and act concerning possible water additive program and water additive injection point at the water plant.

- Ben White explained the City flushes the pipes several times a year. It is a recommendation from him and the City Engineer, Eddy Daniel, that the City implement the water additive program. He stated he has to keep the water safe. The additives would be injected in an automated way and would keep the City from having to flush the lines. He explained this equipment was new to the area and was a pilot program. It would be added to the ground storage tanks and would disperse from those. He said the City would lease the equipment and then purchase at a later date. He explained if the equipment did not work, the City could remove it and inject the chemicals manually. He explained this would allow him to utilize staff in a lot of different ways.
- Craig Overstreet asked if it was budgeted and if the City had been cited by TCEQ. He also wanted to know if the old pipes in the City were causing some of the chlorine issues. He said he does not like using pilot programs.
- Ben White stated the program was not recognized by TCEQ in the state of Texas.
- Michael Hesse stated if there were case studies that showed what it was meant to do that would be good. He does not mind the pilot program, but he wanted to make sure it works. If it did not work, then at least the City would see what one should look like.
- Ben White stated if it did not work they could build one.
- Mike Hurst wanted to know about the water towers and whether they needed repairs.

- Ben White stated two of the water towers needed recoating. He indicated it would cost approximately \$120,000 to redo a water tower.
  - Mayor Rice stated he liked that the City was not looking at an annual cost for the additive system.
  - Michael Hesse stated if it did what it was supposed to do it would free up staff to do other jobs.
  - Donny Mason asked what other cities use this right now.
  - Ben White stated no one was using it right now. He said it was a closed loop system and it analyzed itself and adjusted as needed.
  - Mayor Rice asked when Ben White would want to install it.
  - Ben White stated he might wait until East Fork puts theirs in first.
  - Michael Hesse wanted to know how long the City would have to pay off the \$86,262.
  - Ben White stated we would need it paid off before the 12 months ended.
  - Craig Overstreet asked about the cost and budget again.
  - Ben White stated it was a cost savings because of staff utilizations. He stated he would gather more data and bring it back at a future meeting.
- E. Consider, discuss and act upon sample easement letter for wastewater collection line.
- Ben White stated this letter would be sent to landowners and he just wanted Council to be aware of it in case they received any questions from citizens.
- F. Consider, discuss and act upon interlocal agreement with Collin County regarding the Rike Library.
- Ben White stated the Library was receiving more money than it did last year.
    - Motion to approve made by Donny Mason
    - 2<sup>nd</sup> to approve was Todd Rolan
    - All council members voted in favor
- G. Consider, discuss and act upon Camden Park Ordinance and plans.
- Craig Overstreet stated he was concerned if they were following the Ordinance and building the size of homes and variations that were required by the Ordinance.
- Paula Jackson stated that Camden Homes were the smaller homes and DR Horton builds most of the larger homes. She explained they were



scattering the different sized homes all over the subdivision. She said they do not place similar homes next to each other.

- Craig Overstreet asked Paula Jackson if she thought Camden Park was holding up to the PD Ordinance.
  - Paula Jackson stated she did.
  - Alan Lathrom pointed out the plat followed the concept plan that was laid out in the Ordinance and the larger homes would be placed on the larger lots.
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- Mayor Rice wanted to move to item I. since they were discussing Camden Park.
  - Ben White stated he spoke to Ted Zedah and the brush had not been picked up yet, but he told him he would get it moved.
- H. Consider, discuss and act upon signs on Sycamore Street.
- Ben White stated he spoke to Danny Ruff to have the two speed signs put it place. The City was going to put one at each end of the street.
- I. Update on brush located in Camden Park Subdivision.
- Item was addressed above.

**VIII. EXECUTIVE SESSION**

- Mayor Rice read the statement below and said the Council would enter executive session at 7:38 p.m.
- A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
1. Consultation with City Attorney regarding pending or contemplated litigation and settlement offer with United States Department of Justice.

**IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:**

- Mayor Rice stated the Council would reconvene from executive session at 7:58 p.m.
- A. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
1. Pending or contemplated litigation and settlement offer with United States Department of Justice.

- Mayor Rice indicated no action would be taken.


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

- Craig Overstreet just wanted to point out that this was not the time to hear from the board presidents. He felt it should be around the budget planning time. He thought April, May or summer would be better.

**X. ADJOURNMENT**

Meeting was adjourned at 7:59 p.m.

APPROVE:

  
\_\_\_\_\_  
Jack Randall Rice, Mayor

ATTEST:

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

