



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
July 9, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Jim Hemby, Dwain Mathers, Mike Hurst and Donny Mason were all present. City staff members Ben White, Sandra Green, Kim Morris, Daphne Hamlin, Rick Ranspot, Michael Sullivan, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - The Summer Reading Club starts Wednesday, July 10th at 2:00 p.m. in the Civic Center and will continue every Wednesday until August 7th.
 - The City-wide cleanup day will be Saturday, July 20th.

II. PUBLIC COMMENT

- Calsi Shepherd who resides at 3057 CR 1024 addressed Council and stated she is a graduate student at Texas A&M-Commerce and she conducted a survey of the Farmersville city parks. She passed out a flyer that discussed the needs of the city parks to be ADA compliant. She stated there are several grants that could help with making the parks compliant.
- John Richard Smith who lives at 617 CR 610 stated he has been guarding his property because Camden Park is building retaining walls again and they have broken a limb off his Bois 'Arc tree. He stated this has been the third year he has dealt with them.
- Randy Smith who lives at 508 CR 610 addressed Council and stated he was confused as to why the contractors are working on Camden Park Phase 3 since they have not received full engineering approval. He explained that it was his understanding that the plans have been reviewed but the engineering plans have

not been stamped and Camden Park Phase 3 has not received approval to move forward.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

- Motion to approve made by Mike Hurst
- 2nd to approve was Jim Hemby
- 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

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

- Dwain Mathers stated they were working on the budget and working on the requests for financial assistance. They have elected their new President, Sherry McGuire; Vice-President, Tobey Ferguson, and Secretary, Richard Holbrook.
- C. FEDC Farmersville Economic Development Board (Type A)
1. Possible Council Liaison Report
 - Mike Hurst stated they discussed the same things as 4B, but they also discussed the thoroughfare plan.
- D. Main Street Board
1. Possible Council Liaison Report
- E. Planning & Zoning Commission
1. Possible Council Liaison Report

V. REGULAR AGENDA

- A. Consider, discuss and act upon appointing new members to the Main Street Board.
- Dwain Mathers recused himself and left the room due to a conflict of interest.
 - Craig Overstreet nominated Allison Mathers for the 1st open board position.
 - No more nominations were given.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
 - Dwain Mathers came back into the Council Chambers.
 - For the second available position Mike Hurst nominated Katherine Hershey.
 - No more nomination were given.
 - All council members voted in favor.
- B. Consider, discuss and act upon a commercial energy contract with Collin College.
- Ben White addressed Council stating the contract is for Collin College. He indicated the city is installing a distribution line over by the College and stated we are trying everything we can to be competitive with the other power companies in the area. He asked for the ability to negotiate the contract with Collin College and have the ability to sign it. He stated the

City Attorney had reviewed the contract and was requesting some changes.

- Mike Hurst asked about the section that discussed electrical disturbances and wanted to know what that included.
- Ben White explained that was in there solely as a means to protect our distribution services. He stated the customer could not use any equipment that would harm the city's system.
- Mike Hurst asked about the fees that would be charged.
- Ben White stated there was a section in the Master Fee Schedule where large commercial businesses are charged a certain fee for electrical services. He stated the line that is being ran to the college is being funded by the FEDC (4A).
- Mike Hurst asked about the internet service to the college and the area around their property.
- Ben White stated we want to be a good partner to the college. He said this kind of agreement could help us in discussions regarding internet.
 - Motion to allow Ben White to negotiate contract rates, but the final contract to come before City Council for approval made by Craig Overstreet.
 - 2nd to approve was Donny Mason
 - All council members voted in favor

C. Update regarding boundary agreements.

- Ben White stated he, Eddy Daniel, and Sandra Green met with Mayor Holt from the City of Josephine who agreed that a boundary should be drawn. He stated that Mayor Holt was going to take the boundary agreement back to his Council for discussion. He also stated he met with the City of Nevada last week. He indicated they were not against the boundary agreement. He explained the City of Nevada City Council just wanted more detailed maps before they made a decision.
- Mike Hurst asked if the boundaries followed the school district lines.
- Ben White stated that it basically did, but the zip codes, fire districts, and school districts all played a part.
- Mike Hurst asked if the City of Blue Ridge had been contacted yet.
- Ben White stated not yet because he had been concentrating on the southern boundaries first.

D. Update on the Thoroughfare Plan.

- Ben White stated the funding for the map was through the FCDC (4B) in the amount of approximately \$32,000.00. We are planning to do an update to the land use map and the thoroughfare map. He explained that Kimley-Horn is conducting the work and we are waiting on the decision regarding the U.S. Hwy. 380 alignments.

E. Update on the accessory structure ordinance change.

- Sandra Green stated it had been drafted and forwarded to Alan Lathrom for review.
- Alan Lathrom stated the Legislature has voted on a few new laws that could change how the ordinance is drafted. He is researching the changes and how they affect building materials being used, and then he will draft the ordinance. Then, the Planning & Zoning Commission and City Council could review it after proper notice.
- Craig Overstreet asked about PODS or temporary storage units.
- Alan Lathrom stated PODS do not usually fall under the definition of accessory structures. He explained that under our Zoning Ordinance if something is not specifically allowed then it cannot be done.

VI. BUDGET WORKSHOP

- Daphne Hamlin presented a Power Point that she handed out to Council. She stated she had updated all the information in OpenGov. She explained we are having issues with the general fund and if things continue we will have to use money out of the city's reserves to balance the budget. The negative wastewater amount is due to the bond payment. The first two payments were to come out of reserves and then the new wastewater services, such as Camden Park and the apartments, should be able to cover those costs.
- Ben White stated that all the growth is happening in the TIRZ area and the money is going into that account and not the city's revenues. We have a large TIRZ zone, but we also have to provide services too. He indicated he would like to propose a reduction in the TIRZ zone where we are seeing residential growth. He is moving public works over to water and sewer activities to offset some of the problem. He indicated the public works crew is working on the Rike Street project and then on the waterline to Reliable Concrete.
- Daphne Hamlin stated the City took out a note when the city started up the Electrical Department that was paid off this year and that is why it shows a surplus. She stated the items on page 3 are things that are requested or changing in the 2019-2020 budget. She indicated this next budget year will start

the implementation of the step program for the police officers that was previously adopted.

- Craig Overstreet asked about the inspector position. He stated there has to be a cost offset.
- Ben White stated he was just seeing the expense side. He indicated the amount being charged by Bureau Veritas is about \$250,000.00 this year. He stated it would be a reduced expense for the city.
- Daphne Hamlin stated the city has brought in a little over \$300,000.00 in permit fees so far this year which covers that cost.
- Craig Overstreet inquired if it was safe to say that the numbers for building permits, electrical, and water were trending down right now due to the fact that we have had a wet season.
- Ben White stated the water is actually still on track for what it has been in the past.
- Daphne Hamlin stated the public works crew does not have a lot of equipment. She explained that currently two of the mowers are down, so the public works lead was asking for her to add a new mower to the budget requests. She indicated they have to rent equipment to do specific jobs so they are asking for new equipment.
- Craig Overstreet questioned the need for some of the equipment since roads are not being fixed because of the lack of money.
- Ben White explained that some of the items requested are used for more than just roadways.
- Daphne Hamlin stated public works has also asked for a new vehicle because almost all of their vehicles have over 100,000 miles on them.
- Mike Hurst asked if there was a cheaper way of obtaining equipment.
- Alan Lathrom stated there are larger cities that have excess equipment they will offer to smaller cities at a lower cost.
- Dwain Mathers asked about renting the equipment and the costs of that.
- Ben White stated they sometimes rent equipment for months at a time and it could cost up to \$5,000.00 a month.
- Daphne Hamlin stated that page 5 listed the city's debt information. She explained that only two of the debts would drop off in the next few years. She stated page 6 showed the preliminary tax numbers. She received a letter from the North Texas Municipal Water District that indicated there would be a 26% increase for the wastewater treatment plant this next budget year. She said that would be a \$95,000.00 increase in the wastewater fund. She also stated that our water rates from the North Texas Municipal Water District were going up by 2.4%.

- Ben White stated he needed to speak with the North Texas Municipal Water District about the increase and to see how we can decrease the costs.


VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted to discuss temporary storage buildings.
- Craig Overstreet wanted an update on the wastewater treatment plant.
- Mike Hurst wanted to request an update on the college and internet service to their site.
- Mike Hurst wanted an update on Camden Park.

VIII. ADJOURNMENT

Meeting was adjourned at 6:58 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:



Sandra Green, City Secretary

