



**FARMERSVILLE CITY COUNCIL
SPECIAL SESSION MINUTES
For
May 19, 2020, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members, Dwain Mathers (via teleconference), Craig Overstreet, Mike Henry, Jim Hemby and Terry Williams were all present. City staff members Ben White, Sandra Green, 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.

II. PUBLIC COMMENT ON AGENA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- Due to the pandemic of Covid-19 no citizens, except presenters, were allowed in the Council Chambers. No one came forward on the teleconference to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Due to the pandemic of Covid-19 no citizens, except presenters, were allowed in the Council Chambers. No one came forward on the teleconference to speak.

IV. REGULAR AGENDA

- A. Presentation and possible discussion and direction regarding the purpose and activities of the City Amenities Board.
- Miranda Martin stated the City Amenities Board was an advisory board for the city. She gave a brief presentation about the board and its members. She explained the board projects they have been working on over the past year. She stated they are making improvements to J.W. Spain. Some of the items that are being done at J.W. Spain is making it ADA compliant, stripping the parking lot, adding barriers and flower pots, moving flag poles

and resurfacing the parking lot. She explained they are fixing the batting cages and adding lights for them. She said they also facilitate Music in the Park which may not happen this year because of Covid-19. She explained that Rambler Park is getting ADA swings.

- Mayor Wiebold asked if Miranda Martin was going to apply for her second term.
- Miranda Martin stated she did apply and stated she has a bachelor's degree in Parks and Recreation.
- Mayor Wiebold asked if having all the areas combined together in one board was difficult.
- Miranda Martin stated she was hesitate at first, but she does feel that the other areas, such as the senior center and the library could have more support.
- Craig Overstreet asked if Miranda Martin works with the City Manager regarding Capital Improvements.
- Miranda Martin stated the board does work with him. The library had updates last year and she believes the city could benefit from holding tournaments at J.W. Spain.
- Dwain Mathers asked if they divided up the boards what would be most beneficial.
- Miranda Martin explained she does not believe they need to split them up at this time, however she does eventually see they will split up as the city grows.

B. Presentation and possible discussion and direction regarding the purpose and activities of the Farmersville Community Development Commission.

- Sherry McGuire stated she is the President of the 4B board and she gave a brief presentation regarding the board. She indicated that 4B funds a lot of requests from the boards. They monitor their budget and manage the funding for those expenditures. They want to collaborate with long range planning within the community, Farmersville City Council, and the Chamber of Commerce.
- Mayor Wiebold asked if Sherry McGuire was going to apply again since her term was up.
- Sherry McGuire stated she had submitted an application.
- Craig Overstreet asked if they spoke or had any dealings with Collin College or will in the future.
- Sherry McGuire stated they have not, but she believes the 4A board does work with them.

- Craig Overstreet asked if they did not use some of their budget because of Covid-19.
 - Sherry McGuire explained the Main Street 20 year celebration would not take place due to Covid-19 restrictions.
 - Craig Overstreet asked about sales taxes and whether she has seen that go down this year.
 - Sherry McGuire stated that sale taxes seem to be on track right now, even with Covid-19. She credited Main Street businesses for doing a great job of pulling together and trying to stay afloat during the pandemic.
 - Mayor Wiebold stated that 4B is important and critical to the city and wanted to know how the City Council or staff could help them.
 - Sherry McGuire explained that as long as everyone is communicating, listening and hashing out their differences then things are good.
 - Dwain Mathers asked about the relationship between 4B and Main Street.
 - Sherry McGuire stated that it is important to hire a Main Street Manager, but it is important to stay within the parameters of the budget. She explained that advertising the position well and having clear responsibilities of the Main Street Manager will help. She said it is important to remember that 4B funds the salary for that position and that person has to have some kind of vision for the preservation of downtown and bringing in new businesses.
- C. Presentation and possible discussion and direction regarding the purpose and activities of the Farmersville Economic Development Commission.
- Jason Lane gave a summary of what the purpose of the 4A board is. He explained they have helped with financial support for the city's infrastructure. He stated the biggest issue for improvement is the ability of future commercial companies to have adequate wastewater facilities. He explained they have helped with the funding of that effort. We have had a few businesses that wanted to come to town, but we could not handle the wastewater for them, he said. He stated there is a lot of infrastructure issues within the city. One of the most recognizable things the board does is fund façade grants to businesses within the city. We have great transportation routes and we have a great community. He indicated the board tries to market as much as they can, and they have compared best practices with other cities. He explained that one of the big projects this year is to fund a Land Use Map and Thoroughfare Map for the city. It is a master plan on how the city will look when it becomes developed. He explained a planning effort for employment centers is underway and Farmersville will grow. It is important for the board and the Council to

understand that it is going to grow and they are trying to lay the ground work for the future. He stated they have awarded some scholarships for Collin College and they have marketing videos. He pointed out that one of the things they did not budget for was the economic impact of the Coronavirus. He said some money from Collin County can hopefully be used to facilitate and help small businesses.

- Craig Overstreet asked if Collin College's expenses go even further into next year's budget.
- Jason Lane stated the electrical was a one year item, but the Development Agreement stated the city had to help with the road. He explained they have some money saved to help with Collin College, but the city was not selected for the Collin County grant to help with the roadway.
- Craig Overstreet wanted to know if each of the board members are volunteering their time to meet with businesses and other cities.
- Jason Lane stated that he, Randy Smith, and Ben White have met with businesses and other cities. He explained they were trying to meet with other cities to see how they can help Farmersville grow.

D. Presentation and possible discussion and direction regarding the purpose and activities of the Main Street Board.

- Doris Cooks introduced herself and showed a short video about National Main Streets. She then gave a short presentation about Main Street and the board. She said the Main Street program is 20 years old this year. She explained the purpose of the Main Street Board is to encourage downtown revitalization within the context of historic preservation and they look to improve public gathering activates. The Main Street Board and the Main Street Manager work with a four point approach which includes design, economic restructuring, promotion and organization. She said the board members have interfaced with the downtown merchants. He stated that one of goals this year was to present new signage on U.S. Highway 380. They also conduct the monthly Farmers and Fleas Market and facilitate other downtown events. She explained they have applied for grants from the 4B board regarding their 20 year celebration. The board members have increased from five members to seven members and she wanted to report the Farmersville Main Street Board is on track.
- Mayor Wiebold asked about the responsibilities of the Main Street Manager.

- Doris Cooks stated that if the city does not have a Main Street Manager then they do not have a Main Street program. That position is critical and they pull all the pieces together. She explained there are Main Street reports that have to be submitted as required. She indicated the Main Street Manager works with downtown merchants and has many other duties.
 - Dwain Mathers wanted her to expand on how they work with 4A and 4B.
 - Doris Cooks stated they work with façade grants with 4A and the Main Street Manager is the liaison to the 4B board.
 - Craig Overstreet asked if it concerns her because the city has not passed a historical preservation ordinance.
 - Doris Cooks stated they have discussed it and that is something they want to see in place.
 - Mike Henry asked who is responsible for hiring the Main Street Manager.
 - Doris Cooks stated the board is involved in the interview process, but Ben White ultimately makes the decision.
 - Mike Henry wanted to clarify that the Main Street Manager is hired by the city, works for the Main Street and is paid by 4B.
 - Doris Cooks stated that was correct.
 - Mayor Wiebold asked if the state is quick to pull the trigger on pulling the program if a Main Street Manager is not hired quickly.
 - Doris Cooks stated the state works with the city.
- E. Presentation and possible discussion and direction regarding the purpose and activities of the Planning & Zoning Commission.
- Micheal Hesse introduced himself as the Chairman and stated the Planning & Zoning Commission is an advisory board to the City Council.
 - Mike Henry asked when a plat is submitted who trains the Planning & Zoning Commission staff on how to read a plat.
 - Michael Hesse stated they are not really trained, but they rely on staff for guidance.
 - Dwain Mathers asked how Planning & Zoning could be involved with the Thoroughfare Plan and the Comprehensive Plan.
 - Michael Hesse stated they cannot present the whole plan. Those items are submitted from third parties and they review them and advise Council.
 - Craig Overstreet asked if the Commission has seen any changes with the new ordinances and laws that have come out.
 - Michael Hesse stated that it just makes the review faster because there is a deadline.

- F. Presentation and possible discussion and direction regarding the purpose and activities of the TIRZ Board.
- Tommy Ellison stated he is the President of the Tax Increment Reinvestment Zone. He showed a map of the TIRZ area for the Council. He stated the city participates 100% and Collin County participates at 50%. He explained the board is composed of members that are appointed by the City Council and two are appointed by Collin County Commissioner's Court. They are also supported by Paula Jackson and Daphne Hamlin. He stated the board receives money from the investments in the city and said it is good and bad. All the value of the homes and revenue from the district goes through the district and not into the city's general fund directly. He said they pick up the value of the improvement and they require that if they are going to spend money on a business it has to be inside the city limits. He indicated that TIRZ is funding some of the roadway for Collin College and they have funded an internet study with Texas A&M - Commerce. The TIRZ can only spend money for items that is in the TIRZ district. He stated they have approximately \$250,000 to \$300,000 a year to spend. He said they are hoping to work on street constructions within the zone soon. He explained the State Comptroller's Office holds training sessions that he has attended and the city is now current with the State on all the submittals that were supposed to be made. People are interested in the schools, parks and the overall look of the city. He said the City Council could help them by deciding on the Thoroughfare Plan and making the decision where U.S. Highway 380 is going to be. He stated the other thing the City Council needs to do is change the Subdivision Ordinance to make housing developments put in fiber for internet services.
- G. Presentation and possible discussion and direction regarding the purpose and activities of the Building & Property Standards Commission.
- Sandra Green explained that the Commission does not meet often and went over who sat on the board. She stated the board was a quasi-judicial board that hears cases about alleged violations to determine whether buildings, properties, or structures are in compliance with the city code and may, if a violation is found, order a property owner to comply with all applicable laws and ordinances, including requiring vacation, relocation of occupants, securing, repair, removal, abatement, or demolition of a building, property, or structure.
 - Alan Lathrom stated there are a lot of issues that could come before the board, like high grass, rubbish or if a property does not meet the codes adopted by the city. They board would issue orders for compliance. He

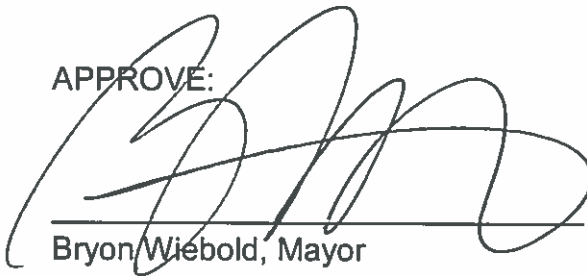
stated because of new cases that have come up with other cities it has made enforcement harder. He explained the city sometimes has to pay for certain corrections and then a lien be placed upon the property.

- Mayor Wiebold asked if a house was demolished would it be the responsibility of the city to haul off the debris.
- Alan Lathrom told him it would be the responsibility of the property owner.

V. ADJOURNMENT


Meeting was adjourned at 7:55 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, City Secretary

