



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
October 13, 2020, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members Mike Henry, Craig Overstreet, Dwain Mathers, Jim Hemby and Terry Williams were all present. City staff members Ben White, Sandra Green, Michael Sullivan, Kim Morris, Rick Ranspot, Charles Kirk and City Attorney Alan Lathrom were also present.
- Prayer was led by Mike Henry followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Due to Covid-19 Scare on the Square has been cancelled.
 - Trick it Up Bike Ride will be held on October 24th.
 - The Planning & Zoning Commission meeting on October 19th will be held at 7:30 p.m. due to early voting.
 - The City Council meeting on October 27th will be held at 7:30 p.m. due to early voting.

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

- No one came forward in person or via teleconference.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Donna Williams, who lives at 1985 State Highway 78 N, addressed Council and stated the time to spend the Covid-19 funding is getting short. She suggested that all the businesses receive money evenly. She indicated the money is just sitting in the city's account and the businesses need it.

IV. 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Board of Adjustments Minutes
- C. Fire Department Report
- D. Public Works Report
- E. City Manager’s Report
 - Motion to approve made by Mike Henry
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

V. 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
 - Terry Williams stated they asked the city to hire a part time employee for the Senior Citizens Center. He said they are also working on creating bylaws.

- B. Farmersville Community Development Board (Type B)
 - 1. Financials
 - 2. Possible Council Liaison Report
 - Terry Williams said they reviewed the budget and looked over monthly payments. He indicated the board wanted more details on checks they are asked to approve and sign.

- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Financials
 - 2. Possible Council Liaison Report

- D. Main Street Board
 - 1. Possible Council Liaison Report

- E. Parks & Recreation Board
 - 1. Minutes
 - 2. Possible Council Liaison Report

- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report

- G. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the first reading of O-2020-1027-001 regarding the abandonment of the sweeping curve portion of County Road 611.
 - Mayor Wiebold read the caption to the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CLOSING THE SWEEPING CURVE PORTION OF COUNTY ROAD 611 (OLD MCKINNEY ROAD) THAT EXTENDS FROM THE NORTH-SOUTH SECTION OF COUNTY ROAD 611 AND TIES IN TO THE EAST-WEST SECTION OF COUNTY ROAD 611 ALLOWING TRAVELERS TO AVOID THE

THREE-WAY INTERSECTION OF COUNTY ROADS 610, 611 AND 612, WHICH RIGHT-OF-WAY CONTAINS APPROXIMATELY 1.894 ACRES OF LAND; PROVIDING FOR THE CONVEYANCE OF SAID CLOSED RIGHT-OF-WAY TO COLLIN COLLEGE SUBJECT TO CERTAIN RESERVATIONS OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

- Craig Overstreet asked if there would be traffic control devices located on the curve.
- Ben White stated there would be. He said this was the first step into bringing the traffic to a T-intersection and conveying the land over to Collin College.
 - Motion to approve made by Mike Henry
 - 2nd to approve was Terry Williams
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon Resolution #R-2020-1013-001 approving a settlement agreement and any related agreements, including a first amendment to the regional water supply facilities amendatory contract by and between the City of Farmersville, Texas, the North Texas Municipal Water District, and all member cities in said district in full settlement of all pending petitions filed at the Public Utility Commission of Texas, PUCT Docket Nos. 46662, 47863 and 49043.
- Ben White stated the agreements have been in the works for many years. He said staff recommended approving the agreements.
 - George Crump, City Council board liaison to the North Texas Municipal Water Board (NTMWD), stated the suit has been in progress since 2016. He said this will be the second change to the original document since 1952.
 - Craig Overstreet asked if all member cities had to approve the agreement.
 - George Crump indicated they did.
 - Craig Overstreet asked Ben White to elaborate on how much the city has spent on fees for the law suit.
 - Ben White stated he was not sure of the exact amount that the city had spent on legal fees for this suit. He did indicate that NTMWD has reimbursed some of the expenditures.

- Motion to approve the settlement agreement from the member cities and the NTMWD made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor
- B. Consider, discuss and act regarding details and contract with Enterprise Fleet Management for vehicle purchase.
- Mayor Wiebold stated this item was pulled from the agenda due to needing an interlocal agreement before the Council approves and signs the contract.
- C. Consider, discuss and act upon Resolution #R-2020-1013-002 regarding the City of Farmersville becoming a Sister City with Holtzwihr, France.
- Mayor Wiebold stated this Resolution came about because of the historical connection with the city of Holtzwihr, France.
 - Motion to approve made by Mike Henry
 - 2nd to approve was Terry Williams
 - Dwain Mathers asked how much discussion the city has had with the city of Holtzwihr.
 - Ben White stated the Mayor has had many of the conversations with the city.
 - Mayor Wiebold stated that Henry Boynton, an author from Oklahoma, has connections with the City of Holtzwihr due to his travels and studies. He is friends with the father of the Deputy Mayor and they asked him to find a city and extend the offer of being a Sister City. He toured the Heritage Museum and decided to offer the Sister City designation to the City of Farmersville.
 - All council members voted in favor
- D. Consider, discuss and act upon accepting donations from CBTx, Patriot Concrete, Brookshire's and Independent Bank for decorations.
- Ben White stated there are several organizations who have said they want to donate money for Christmas decorations. He asked Alan Lathrom if it is okay to say the Council will accept those donations now for when they are submitted later.

- Alan Lathrom stated that once the money is accepted by the city it goes to the general fund and it would have to be stated it would be used for the specific purpose of holiday decorations.
- Ben White stated it does not have to be limited to just those amounts, someone can give more or less.
- Mayor Wiebold stated he brought up the idea of lighting up Farmersville Parkway to the CBTx Bank President and the bank President stated he wanted to donate for the decorations. They mayor explained he wants to start an event named Farmersville Lights. He thought because of everything getting cancelled due to Covid-19 this would be a way to celebrate.
- Donna Williams, who resides at 1985 State Highway 78 N, stated that she is concerned that spending over \$20,000.00 for decorations during a pandemic would send the wrong message.
 - Terry Williams made a motion to accept the donations.
 - 2nd to approve was Jim Hemby
- Dwain Mathers stated that he believes Donna Williams was correct about the perception it could give. He asked if the businesses could designate that it is for holiday decorations.
- Mayor Wiebold stated the city had to cancel all the events because of Covid. He said when he talked with private citizens they were excited about the idea. He indicated we would designate the money for the decorations down the Parkway explicitly. He believes we will draw people from other cities to come see the lights and he feels they will then go downtown and it will help the economy of the city.
- Craig Overstreet asked how much the city budgeted for lights.
- Ben White stated the city budgets around \$15,000.00 that was donated to the city from 4B and we contribute the labor for setting up the lights.
 - Mike Henry stated he wanted to add to Terry Williams's motion that the funds be donated explicitly for Christmas decorations and for Farmersville Parkway.
- Dwain Mathers stated he likes the idea, but he believes there will be a perception issue.
- Jim Hemby stated that if people want to donate the money for the decorations then the city should accept it and use it. He explained that the sponsors donating the funds will draw more business.

- Sterling Jessup, who stated he lives behind the High School, indicated volunteers like the Church of Jesus Christ of Latter Day Saints would help put up the lights.
 - Sandra Green clarified with Terry Williams if he wanted to change his motion to include Mike Henry's statement that the funds be donated explicitly for Christmas decorations and for Farmersville Parkway.
 - Terry Williams stated he would amend his motion to include that information
 - Jim Hemby also agreed that his 2nd would be changed to the amended motion
 - All council members voted in favor
- E. Consider, discuss and act upon zoning of concrete batch plants and changing of zoning document.
- Ben White stated that during the last Planning & Zoning meeting it was suggested that we change the HII – High Impact Zoning Ordinance. He said that some of the uses in the definition of high impact did not show up in the prohibited uses of the zoning district. He suggested changing the title of the zoning district to something else and maybe removing the SUP from the concrete batch plant, asphalt batch plants and sand and gravel storage requirements under the Heavy Industrial zoning district. He made a recommendation to send the HII – High Impact ordinance to Planning & Zoning to make changes that would make it a better and clearer.
 - Dwain Mathers stated he agrees with what we are doing, but he wants to make sure that it is a better fit for Farmersville.
 - Motion to move the ordinance back to the Planning & Zoning Commission to restructure the ordinance on changing the name from HII – high Impact to potentially Heavy Industrial 1 or 2 made by Mike Henry
 - 2nd to approve was Terry Williams
 - Ben White asked Alan Lathrom if that would cover all the items he was recommending.
 - Alan Lathrom stated the Planning & Zoning Commission will want to look at HII – High Impact, HI – Heavy Industrial and LI – Light Industrial so that they all line up accordingly.
 - Motion modified by Mike Henry to include looking at the HI – Heavy Industrial and LI – Light Industrial areas as well.
 - Terry Williams 2nd the amended motion.
 - All council members voted in favor

- F. Consider, discuss and act upon appointing a city architect.
- Ben White stated the city is at a maturity level to have an architect on call to do architect related items. He indicated this would be beneficial when we do a plan for street scapes or sidewalk areas in our downtown. He said he is not talking about expending funds now, but he wants to move forward with and Request for Qualifications (RFQ) for architects. He said that after those get submitted he would bring them before City Council for selection.
 - Jim Hemby asked if the architect would be on retainer or they would get paid for the work done.
 - Ben White stated they would get paid per job.
 - Dwain Mathers asked how the process would work to hire an architect.
 - Ben White stated the city would ask for proposals and then those would be submitted to the Council for approval and acceptance.
 - Motion to move forward with RFQ's made by Terry Williams
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- G. Update on the annexation of the newly acquired portion of the Chaparral Trail.
- Ben White stated we are going forward with the requirements for the annexation of the trail.
 - Alan Lathrom stated we will need a description of the property by metes and bounds. He said we will have to file with Hunt County showing it was brought in to the city limits of Farmersville and we will have to hold two public hearings that will need to be posted in the newspaper.
 - Mike Henry asked if we had the description of the property.
 - Ben White indicated that we did not yet, but he is in the process of getting it done by a surveyor.
 - Mike Henry stated he was concerned about the timing because the grants have to be filed in February.
 - Ben White stated he wonders if the property has to be annexed before the grants could be applied for because the city already owns the property.
- H. Discussion on how the city is going to handle grants for the Chaparral Trail.
- Ben White stated he retained the services of Charles Edwards with Resource Management & Consulting to assist with the grants. He has a working relationship with Eddy Daniel from DBI Engineering and they will work on the documentation for the grants. They are going to apply for four grants overall and each grant will be for \$250,000.00 with a \$50,000.00 match. He is hoping for a \$100,000.00 match next year. He said we will have to develop some sponsors to do the grants as well. The city can

sponsor one, but he is hoping 4B, the Chamber and Hunt County would be a sponsor for the other grants. The engineer has started developing the documentation for the grants and that would include the metes and bounds description. The grant total is \$1 million and he feels that since we are spreading the sponsorship we have a good chance of getting all the grants.

- I. Update on the status of the Historic Preservation Ordinance.
 - Ben White stated the Planning & Zoning Commission has established a Historic Preservation Ad Hoc Committee to review examples and create a Historic Preservation Ordinance that will work for Farmersville. He stated the ad hoc committee has not set up any meetings yet. The Planning & Zoning Chairman, Joe Helmlinger, will be in attendance at the first meeting to give direction and then he will leave it to the committee. There are a few examples that the Main Street Manager, Kevin Casey, has pulled for them to review.

- J. Discussion regarding the hiring of IT Services.
 - Mayor Wiebold stated the Council received letters from Tony Linton indicated he would not pursue the contract for IT Services this year.
 - Ben White state that Tony Linton is going to be here until we find another IT service provider. He said at the next meeting staff will present options for a contract that Council could review and approve.

- K. Consider, discuss and act upon the resignation of John Klostermann from the North East Texas Trails Board.
 - Motion to accept the resignation made by Mike Henry
 - 2nd to approve was Terry Williams
 - All council members voted in favor

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for a discussion on excavation permits and possibly an excavation ordinance.
- Mike Henry wanted an update on the Chaparral Trail and timeline of events.
- Mayor Wiebold stated they needed to appoint someone to the NETT board.
- Craig Overstreet wanted IT Services to be on the next agenda.
- Mike Henry asked for the Enterprise lease agreement and an update on CR 699 construction.

IX. ADJOURNMENT

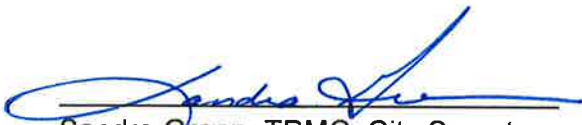
Meeting was adjourned at 7:15 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, TRMC, City Secretary

