



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
September 14, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:01 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson, Terry Williams and Mike Henry were in attendance. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, Kim Morris, Michael Sullivan, Daphne Hamlin and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Warrant Officer followed by the pledges to the United States and Texas flags.
 - Announcements
 - Calendar of upcoming holidays and meetings.
 - The city is still accepting applications for boards and commissions. An application can be found on the city's website or at City Hall.

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

- No one came forward to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Jason Acevedo, who owns a business at 115 S. Main Street suggested that an interim Main Street Manager should be hired until a full time person is selected. He said that would ensure the Main Street Program would continue in the meantime.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

C. City Manager’s Report

- Mike Henry pulled the Public Works Report.
 - Motion to approve A & C made by Craig Overstreet
 - 2nd was made by Terry Williams
 - All council members voted in favor

- Mike Henry asked questions about the Collin Parkway and the timeframe to complete.
- Ben White indicated the contractor has substantially completed their contract. He said they do have the median work they are still completing, but he has not talked to them to see specifically what the timing of that is.
 - Motion to approve the Public Works Report made by Mike Henry
 - 2nd was made by Craig Overstreet
 - 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. Possible Council Liaison Report

- B. Farmersville Community Development Board (Type B)
 - 1. Financials
 - 2. Possible Council Liaison Report
 - Mike Henry stated they approved past minutes and discussed their August financials. They tabled the discussion on the Architect and Engineer for parks projects and the performances agreements for each grant recipient. He said they also reviewed short and long term goals.

- 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
 - Ted Wagner explained the discussion regarding drainage repairs was tabled. He said they discussed some of the 4B grants and Little League banners for the fields. He stated they tabled a list of stuff for the architect for Rambler Park and discussed Winter Music in the Park. They also talked about J.W. Spain cleanup.

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

- G. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report
 - Craig Overstreet stated they approved the budget for the upcoming year, but they asked that Council come up with the top ten streets that need to be repaired within the TIRZ.

H. City Manager's Verbal Report

- Update on Boundary Agreements
 - Ben White explained we have approved agreements with Princeton and Nevada, but Blue Ridge did not agree with the boundaries. He said he will be meeting with Caddo Mills soon.

- Update on Home Rule Charter inhabitants study and information
 - Ben White stated he would have the figures at the next Council meeting.

- Update on Food Truck and Pop-Up Vendor Ordinance
 - Ben White explained the City Attorney is developing an ordinance.

- Update on Sign Ordinance changes regarding painting on walls
 - Ben White said the Historic Preservation Ad Hoc Committee is to review and make suggested changes to Council after they finish reviewing the Historic Preservation Ordinance.

- Update on development agreement with concrete batch plants
 - Ben White indicated there has been a lot of activity and they have started going through the zoning process. He said sales tax continues to be an issue and not being sent to Farmersville even though the payments are being made to the state. He explained Reliable Concrete still has outstanding invoices for the road and water that need to be paid and he is working on that. He said they do have an escrow in the amount of \$125,000.00, but he cannot pay the money out of the escrow until all items have been taken care of.
 - Craig Overstreet asked if we received sales taxes from the previous owner.
 - Ben White stated we did, but they had trouble with it initially too.
 - Mike Henry asked if the retaining walls were completed.
 - Ben said they were.

- Update on the Wastewater Treatment Plant #1 trickling arm filter
 - Ben White stated it is on schedule to be delivered in early October. They have until December to complete it, but he thinks it will be done sooner than that.
 - Craig Overstreet asked if the trickling arm has been down about two years now.
 - Ben White indicated that it has been about two years.

- Update on who owns property south of City Hall
 - Ben White said he researched the land with the assistance of Matt Busby with Boundary Solutions, but it does appear the city owns the two properties to the south. The paperwork seems to be very old and we may have to go back to Kansas City Southern Railroad Company to receive better copies and possibly engage in boundary agreements with them.
- Update on Code Enforcement
 - Ben White explained he has not been able to get with Charles Kirk regarding code enforcement recently since he has been out of the office. He said there are still signs in the downtown area that have outstanding violations and some of those are going to court.
 - Craig Overstreet indicated Council did receive extensive reports in the council packet before OpenGov and he does not see anything that shows code enforcement is being taken care of.
- Update regarding the downtown gazebo repair
 - Ben White stated the gazebo is complete.

VI. PUBLIC HEARING

A. Public hearing on the Fiscal Year 2021-2022 proposed budget to allow proponents and opponents of the proposed budget to present their views.

- Mayor Wiebold opened the public hearing at 6:28 p.m. and asked if anyone wanted to speak for or against the proposed budget.
- No one came forward so he closed the public hearing at 6:29 p.m.

B. Public hearing on Tax Rate to allow proponents and opponents of the tax rate to present their views.

- Mayor Wiebold opened the public hearing at 6:29 p.m. and asked if anyone wanted to speak for or against the proposed tax rate.
- No one came forward so he closed the public hearing at 6:29 p.m.

VII. READING OF ORDINANCES

A. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-001 adopting and approving the budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA- AND INTER-DEPARTMENTAL FUND TRANSFERS; AMENDING AND ADOPTING THE REVISED FISCAL YEAR 2020-2021 BUDGET; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Mike Henry stated "I move to approve the Budget for the Fiscal Year beginning on October 1, 2021 and ending on September 30, 2022."
- 2nd was made by Lance Hudson
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

- Mike Henry stated "I move to RATIFY the Adopted Budget for the Fiscal Year beginning on October 1, 2021 and ending on September 30, 2022, as required by and in accordance with Texas Local Government Code Section 102.007(c)."
- 2nd was made by Lance Hudson
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

B. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-002 adopting the FY 2021-2022 tax appraisal roll.

- Mayor Wiebold read the caption of the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE FISCAL YEAR 2021 – 2022 TAX APPRAISAL ROLL FOR THE CITY OF FARMERSVILLE, TEXAS; PROVIDING FOR SEVERABILITY; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Motion to approve made by Craig Overstreet
- 2nd was made by Mike Henry
- All council members voted in favor

C. Consider, discuss and act upon the first and only reading Ordinance #O-20201-0914-003 adopting the tax rate for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING A TAX RATE AND FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FARMERSVILLE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE TAX YEAR 2021 (FISCAL YEAR BEGINNING ON OCTOBER 1, 2021 TO AND INCLUDING SEPTEMBER 30, 2022); APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Mike Henry stated “I move to approve a tax rate of \$0.464574 on each one hundred dollars (\$100) of assessed value of all taxable property including real, personal and mixed situated within the corporate limits of the City of Farmersville, Texas, and not exempt by the Constitution of the State and valid state laws that will be used to fund the City’s maintenance and operations component of the tax rate for the Tax year 2021, same being from October 1, 2021 to and including September 30, 2022, and for each tax year thereafter until otherwise provided, upon all taxable property.”
- 2nd was made by Terry Wagner
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes
- Mike Henry stated “I move to approve a tax rate of \$0.247470 on each one hundred dollars (\$100) of assessed value of all taxable property including real, personal and mixed situated within the corporate limits of the City of Farmersville, Texas, and not exempt by the Constitution

of the State and valid state laws that will be used to pay the City's Debt Service component of the tax rate for the Tax year 2021, same being from October 1, 2021 to and including September 30, 2022, and for each tax year thereafter until otherwise provided, upon all taxable property."

- 2nd was made by Terry Williams
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

- Mike Henry stated "I move that the property tax be increased by the adoption of a tax rate of \$0.712044 on each one hundred (\$100) assessed value, which is effectively a 6.38 percent increase in the tax rate."
- 2nd was made by Terry Williams
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

D. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-004 adopting the General Obligation Bond Series 2012 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2012 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Motion to approve made by Craig Overstreet
- 2nd was made by Mike Henry
- All council members voted in favor

- E. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-005 adopting the General Obligation Bond Series 2017 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2017 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Motion to approve made by Terry Williams
- 2nd was made by Ted Wagner
- All council members voted in favor

- F. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-006 adopting the General Obligation Bond Series 2019 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption to the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2019 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage and approval and publication in accordance with and as provided by Texas law.

- Motion to approve made by Craig Overstreet
- 2nd was made by Terry Williams
- All council members voted in favor

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon a request from the Centennial Committee on whether or not to hold Old Time Saturday due to Covid-19.

- Eddy Daniel and Dustin Tarrant, representatives of the Centennial Committee explained they are wanting the Council's guidance on whether to host Old Time Saturday this year because of Covid. All proceeds from the event goes back to the community.
 - Chief Sullivan said he looks at the Covid numbers every day. He feels the Committee should do their part by having masks and hand sanitizer available. He explained the concern with Audie Murphy Day being cancelled was because of the number of senior citizens that would attend.
 - Council basically agreed it comes down to personal choice for each individual citizen to attend and take the proper precautions. They did suggest the Committee contact other cities that have been holding events to see how they are handling safety protocols.
- B. Consider, discuss and act upon the Tax Increment Refinancing Zone proposed projects and budget for Fiscal Year 2021-2022.
- Bob Collins, board member, went over the TIRZ budget that was approved by the TIRZ Board. He asked City Council to give the board a list of top ten streets they would like to be done in the TIRZ area.
 - Motion to approve made by Mike Henry
 - 2nd was made by Terry Williams
 - All council members voted in favor
- C. Consider, discuss and act upon the Economic Development Corporation proposed projects and budget for Fiscal Year 2021-2022.
- Matt Crowder, President of the board, addressed Council and went over the budget the EDC board approved. He said they will update their community profile this year and they have allotted some money to start on the path of hiring an EDC Director as soon as they can.
 - Motion to approve made by Terry Williams
 - 2nd was made by Mike Henry
 - All council members voted in favor
- D. Consider, discuss and act upon the Community Development Corporation proposed projects and budget for Fiscal Year 2021-2022.

- Donna Williams, Chairman of the Board, presented the budget their board approved. She explained they lowered the Main Street Manger salary and they set aside \$150,000.00 for the City Park bridge repair. They funded other items such as the museum and other monthly related expenses.
- Craig Overstreet asked whether the board had discussions with the Parks & Recreation Board regarding their needed projects and priority.
- Donna Williams stated the CDC put the money in the budget before they spoke to the Parks & Recreation Board so they would have the money set aside for the bridge.
- Mayor Wiebold explained he is not convinced a quality employee, with Main Street experience, could be hired for \$50,000.00. He said the City Manager had conducted a survey of other cities a year or so ago and City Council had directed the salary amount of \$62,500.00 for the Main Street Manager.
- Donna Williams said she called other cities to research the salary for Main Street Manager's and the salary the CDC chose was in line with the other cities.
- Craig Overstreet said he believes Donna William's numbers are more in line with the salary because some of the functions of the Main Street Manager were given to the Chamber. He indicated he was concerned about the amount of money that was allocated for the bridge repair and asked if they spoke to an engineer about it.
- Mike Henry explained they had a contractor give the board bids for the project.
- Ben White stated him and Eddy Daniel, City Engineer, was going to meet at the bridge to get an accurate cost of repair.
- Miranda Martin, Chairman of the Parks & Recreation Board, said they had an item on their last agenda about the bridge, but no one from the CDC showed up to discuss it. She said they are currently working on the resurfacing for the ADA swings at Rambler Park and the Chaparral Trail.
- Mike Henry explained Ben White told the board he would not be able to do the ADA swing project until after 2022. He said he told them he wanted to hire the architect and then it would probably be a year before he would start the project. So, the board moved the funds to other areas.
- Ben White said he believes the board misunderstood. He said we are trying to get a sewer line repaired and then we would be in the next fiscal year 2021 – 2022. He explained he wanted the architect to redesign the new equipment area of the park to make it more harmonious with the surrounding area, but the architect would only take a matter of weeks.

- Mayor Wiebold said the bridge project should have come through the city offices first and then go through the proper channels because the bridge belongs to the city. He does not believe the process was handled properly.
 - Terry Williams stated he could not support the money for improvements to the park bridge since it did not go through the proper channels at the city and the Parks & Recreation Board.
 - Motion to approve made by Mike Henry
 - No second was given so the motion failed
 - Mayor Wiebold explained he feels the money should be given to the Park & Recreations Board to finish the projects that were already underway. He said he was not against the bridge project, but he believes it should have been presented differently.
 - Mike Henry said he disagreed because the safety risk and the liability with the park bridge is massive.
 - Alan Lathrom said the Council has the ability to approve or disapprove projects that are proposed by the 4B Board. They also have the ability to disapprove line items in the budget. City Council also has the ability to make recommendations to the FCDC.
 - Motion to approve the budget with the exception of removing the Main Street personnel line item, the park bridge repair line item and the possible restoration of the Parks & Recreation items for further discussion made by Craig Overstreet
 - 2nd was made by Terry Williams
 - All council members voted in favor
- E. Consider, discuss and act upon Resolution #R-2021-0914-001 regarding an application to the Texas Department of Housing and Community Affairs for HOME funds.
- Ben White summarized this resolution is for the first step to get a HOME Program started with the city. He said the program is not formulated yet and does not show in next year's budget.

- Motion to approve made by Lance Hudson
 - 2nd was made by Ted Wagner
 - All council members voted in favor
- F. Consider, discuss and act upon whether to seek requests for qualifications for Engineering Professional Services.
- Mike Henry explained the process of going out for Request for Qualifications does not allow you to competitively bid. The price is negotiated after the firm has been selected.
- G. Discussion and possible action regarding OpenGov software.
- Craig Overstreet said he is not satisfied with the OpenGov software.
 - Lance Hudson said he thinks it is a really good system if people know how to use the software. It could even be used for plan review.
 - Ben White and Daphne Hamlin explained it is excellent for finances and budget and they suggested a workshop training session for Council.
- H. Consider, discuss and act upon an interlocal agreement with Collin County for Animal Services.
- Motion to approve made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor
- I. Consider, discuss and act upon a water line on McKinney Street and Baker Lane for use by FISD.
- Ben White explained the school district bought the old Feagin's supermarket building and the old Joker's Wild building to use as a robotics classroom and offices. They are putting in a sprinkler system and need to update the water lines.
 - Eddy Daniel, City Engineer, explained the school district needs to extend the 8 inch line down McKinney Street to accommodate the sprinkler system.
 - Ben White said it would improve the city's system to have the line looped in the future and provide better fire flows for the area now with a fire hydrant. He suggested completing the first phase this upcoming budget year and phase 2 in the following year. He indicated that phase 1 allows the fire hydrant to be in place, but the loop would be in phase 2. He explained the

school district was asking the Council to pay 50% of the cost for phase 1. Phase 2 only benefits the city, so it would cost the city the full amount.

- Motion to split phase one 50%/50% with the school district and hold out on phase 2 until the city is ready made by Terry Williams
- 2nd was made by Craig Overstreet
- All council members voted in favor

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for the following to be placed on future agendas:
 - Concrete plants development agreements
 - Update on sign ordinance
 - Update on code enforcement and more information needed
 - Workshop of street repairs
 - Workshop on OpenGov
- Ted Wagner wants to discuss the Little League contract and organization.
- Mike Henry wanted to know where we are at on the median in Collin Parkway.

X. ADJOURNMENT

Meeting was adjourned at 8:23 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, TRMC
City Secretary

