



**FARMERSVILLE CITY COUNCIL  
SPECIAL SESSION MINUTES  
October 19, 2021, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson, and Terry Williams were in attendance. Mike Henry was absent. City staff members Ben White, Daphne Hamlin, Rick Ranspot, and City Attorney Alan Lathrom were also present. Pat Diedre LGI Homes
- 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.

**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**

- No one came forward to speak.

#### **IV. REGULAR AGENDA**

##### **A. CONSIDER, DISCUSS, AND ACT ON A PROSED AGREEMENT REGARDING WHOLESALE WASTEWATER TREATMENT FOR THE MONTGOMERY FARMS SUBDIVISION WITH LGI HOMES-TEXAS, LLC, AND COPEVILLE SPECIAL UTILITY DISTRICT**

- Mr. Ben White summarized the proposed agreement to City Council. The agreement is with The Montgomery Farms Subdivision with LGI Homes-Texas, Pat Diedre representative is in attendance.
- Mr. White the development is on 211.83 acres of land. Copeville SUD will provide retail water and sanitary sewer. They will have a collection system, force main to our wastewater treatment plant and City of Farmersville will meter and charge.
- Mr. White stated LGI created the East Collin County Municipal Utility District as a mechanism to do this development. There are 1,100 single family residential units as part of this development agreement.
- Mr. White stated the reason we are going out into this region it drives the economy scale into our wastewater treatment plant. When the City is ready to expand, the city will be at a lower cost level. Also, plays into obtaining financing because we are regionalizing the wastewater plant.
- Mr. White stated the city holds the wastewater permit.
- Mr. White stated Lake Haven and LGI will pay all capital cost related to the temporary plant.
- Mr. White stated cost associated per lot will be \$2,800.00 it helps pay for the wastewater plant.
- The connection with Copeville a metering station will be set up. City will monitor flow.
- City is allowed to set rate based on operational cost.
- Councilman Overstreet asked if Copeville seen this document.
- Mr. White stated yes, we have been in contact with their attorney. The board has approved an earlier version and signed the document.
- Alan Lathrom stated there is a second document between the developer and the SUD to address some of the issues between them. Copeville has signed this document.
- Mr. Lathrom asked if the council wants to add extension to the contract. Extend upon agreement of the parties.

- Mr. White stated reason we are having a special council meeting is because of the timing on this agreement.
- Mr. Lathrom said best to keep the agreement rolling and continue to work on it together
  - Motion made by Councilman Williams to approve the contract
  - Second Councilman Overstreet
  - All in favor

**B. CONSIDER, DISCUSS, AND ACT UPON RESOLUTION #R-2021-1019-001 DESIGNATING A NEW SIGNATORY TO REPLACE THE FORMER CITY SECRETARY AS A SIGNATORY ON ALL ACCOUNTS FOR THE CITY WITH COMMERCIAL BANK OF TEXAS, FARMERSVILLE BRANCH.**

- Motion made by Councilman Overstreet to approve resolution #R-2021-1019-001
- Second Councilman Williams
- All in favor

**C. CONSIDER, DISCUSS, AND ACT UPON MOVING TO ONLY ONE CITY COUNCIL MEETING PER MONTH UNTIL CITY SECRETARY POSITION IS FILLED AND FORM OF MINUTES**

- Councilman Overstreet asked for clarification if it will begin in November or will we have our regular meeting in October.
- Mayor Wiebold stated it will begin in November. Council will hold regular meeting October
  - Motion made by Councilman Overstreet to move to one meeting per month until City Secretary position is filled
  - Second by Councilman Williams
  - All in favor
- Mr. White suggested for our future meeting minutes is go to our video recordings. The interim City Secretary will take the minimum amount of written minutes to be legal incase recording did not work. As you go through the meeting you must state the subject of each deliberation and indicate vote and decision. Only piece that I do not have the answer for is how to approve minutes. Mr. White asked MR. Lathrom how you would approve minutes.
- Mr. Lathrom stated if you solely rely on recordings, you must be kept in perpetuity. Must keep those forever and available for the public.

- Mr. White stated not to take it to the detail as before but just the deliberation, motion, second, and vote.
- Mayor Wiebold suggested he is willing to try, but with the caveat if it does not work go back to detailed minutes.
- Mr. Lathrom stated the state law reads you must state the subject of each deliberation, vote and any other action taken if you are going to keep written minutes.
- Councilman Overstreet stated his concern is about the open records act. How best to comply with that as far as the audio recording. If we have a procedure that will be fine.
- Mr. Lathrom stated if you received an open record request you would have to provide audio recording or video recording to the open records request.
- Mr. White stated we would do the bare bones on written minutes and have audio behind it.
- Councilman Overstreet stated best for short term.
  - Motion made by Councilman Williams
  - Second by Councilman Hudson
  - All in favor

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


**VI. ADJOURNMENT**

Meeting was adjourned at 6:35 p.m.

APPROVE:

  
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 Bryon Wiebold, Mayor

ATTEST:

  
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 Interim City Secretary  
 Tabatha Moore

