



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
November 9th, 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, Mayor Wiebold, Ted Wagner, Craig Overstreet, Lance Hudson, Mike Henry, and Terry Williams were in attendance. City staff members Ben White, Paula Jackson, Kevin Lisman, Rick Ranspot, and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, followed by the pledges to the United States and Texas flags.
 - Announcements
 - Calendar of upcoming holidays and meetings.
As a reminder the City Office will be closed November 11th for Veterans Day and November 25 and 26 for the Thanksgiving Holidays

II. PUBLIC COMMENT ON AGENA 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. 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 Table the minutes was made by Craig Overstreet
- Motion seconded by Mike Henry
- All council member voted in favor

B. Public Works Report

- Motion to approve was made by Craig Overstreet
- Motion seconded by Mike Henry
- All council member voted in favor

C. City Manager’s Report

- Motion to approve was made by Craig Overstreet
- Motin seconded by Mike Henry
- 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. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- G. TIRZ Board
 - 1. Possible Council Liaison Report

VI. REGULAR AGENDA

- A. Consider, discuss, and act upon Resolution #R2021-1109-001 regarding casting ballots for one or more nominees to serve on the Board of Directors for the Collin Central Appraisal District.
Ben White the City manager gave a brief commentary on this item.
Motion to place on the Ballot Ronald Carlisle, Kenneth Maun, and Gary Rodenbaugh
 - Motion Craig Overstreet
 - Seconded Mike Henry
 - Vote carried
- B. Consider, discuss, and act upon Municipal Development District (MDD)
 - Ben White the City Manager gave some background information we've received over the past couple of months on an MDD for this discussion out of the municipal league Economic Development Handbook. The Texas legislator later passed legislation enabling all cities to establish municipal development districts, which are governed by Chapter 377 of local government code prior to 2005. These districts are financed through an additional sales tax approved by the city voters attached, which is like the economic development sales tax.
There are two possible advantages of a useful development district sales tax over an economic development sales tax.

1) The municipal development sales tax need not be levied over tier city. This useful for cities that are at the 2% sales tax in some portion of city but not in others. This is a district that's drawn within the city. It is strong within the city and within the cities ETJ, so it could be part of any portion of either of those two districts that comprise the city, the city it corporate limits, or the ETJ

2) It is the only municipal sales tax that may be levied in a city's extra territorial jurisdiction (ETJ). City may create a municipal development district comprising all or part of the city limits or all, or part of its ETJ. To create a district, the city must call an election. The sales tax rate adopted must be 1/8, 1/4, 3/8 or 1/2 of 1%. In the MDD it can be different types of projects, but one thing of note is that doing development project they must consist of a type B project, so it's very similar to an FCDC and it's made up of what kind of projects that can work on all those. It could consist of a Convention Center project or related improvements including parking facilities and Civic Center Hotels. District may accept grants or loans. Buy, sell, or lease property. Employee necessary personnel enter contracts with public and private parties and adopt rules to govern its during operation. And perform any act necessary to the full exercise for the districts power. The district is governed by a board of at least four directories.

The sales tax for a MDD is limited to 1/2 max of 1% as it is with EDC and CDC. The city would have to hold an election to reallocate the percentage of sales tax revenues that are collected for. And pay to EDC or CDC that the city currently has the full 1% split up to 1/2 of 1%, going to each EDC and CDC. The residents in the ETJ also vote in the election establishing an MDD. The City would want to tie the decision to reduce either or both the EDC and CDC's sales tax pack together with the approval of the establishment of the MDD. This will be an interplay between how much goes to 4A, 4B and MDD. The projects of limited to Type B type projects. There are MDD's in the area, most notably and Aubrey, Azle, Fate, Murphy, and Brownwood.

- This was open for discussion.
- Terry Williams as the MDD would go the half mile.
- Attorney Alan Lathrom stated that you can set it at election is the city or it ETJ grows so would the MDD.
- Craig Overstreet stated that this bares so looking into at this time and feeling the council need to sit back and not rush judgment. Its be 22-24 years since we set up the 4A and 4B. Overstreet stated that we need to look back and see what all was completed with 4A and 4B. Not saying that this MDD is a bad thing, but we are moving forward with an Economic Director and this person need to be apart and give input of this decision. The MDD would be governed by 4-person board members which is no different than we have now. And Criag Overstreet stated that he knows where Mr. Williams is coming from in saying the development in the ETJ will be the real dollars difference will come from to the city.
- Terry Williams stated we have a bypass coming through and we don't want to wake up and realizing the businesses on the bypass has an advantage because they're not having to pay the 2% that the stores

downtown have to pay. Now will be better than waiting 5 years down the road.

- Attorney Alan Lathrum stated that the MDD can do everything that a 4B can do and more. The difference would be that MDD can collect in the ETJ and 4B cannot. This would call for an election to change the percentage for 4B to 0% and MDD 1/2%.
 - The Council will set up a Workshop for further discussion of MDD
- C. Update regarding Nelson Brothers Sales Tax
Ben White the City Manager gave the update and stated that we are receiving Sales Tax.
- D. Consider, discuss, and act upon hiring an Interim Main Street Manager
- Ben White stated that he would like to see a full time Main Street Manager. There is so much that the board and staff are trying to get done to make sure the Farmersville keeps the Main Street status.
 - Doris Cooks Vice President of the Main Street Board stated we need a Main Street Manager. We would like to have a full-time position but would take an interim.
 - Ben White stated that he likes the 4B boards deal of putting this person under the City Council has stated that if the City would like to hire a Main Street Director maybe they can offset the Mowing Contract.
 - Mike Henry recommends for the City Manager to come back with the cost comparison for the Mowing and Main Street Manager and bring back to Council.
 - Craig Overstreet stated that he would like to see a copy of the Minutes from the November 2021 4B meeting.
- E. Consider, discuss, and act upon how to control Hydrilla located in South Lake.
- Councilman Wagner spoke on this. The Hydrilla is growing in our South Lake is not only a problem at our Lake but nationwide and is growing at a rapid rate. This will kill out fish and take the oxygen out of the water.
 - Ben White stated he has talked to Charles Edwards our grant guy. And is looking at grants to help.
- F. Discussion and possible direction regarding a possible text amendment to the zoning ordinance to be presented to the Planning & Zoning Commission relating to food trucks and pop-up vendors.
- Alan Lathrom asked the council what they would like to see. Food Truck court or Food Trucks on streets. We have tried to keep them out of residential area and across from the brick-and-mortar businesses.
 - Ben White asked if this would allow Food Trucks in residential subdivisions under construction.
 - Alan Lathrom stated this could be put into the ordinance to allow.

- The council gave direction to setup a workshop for Food Trucks and Pop-up vendors.

VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Update on Nelson Brothers compliance Agreement
- Updates on the sign ordinance
- Updates on the historic preservation ordinance
- Update on trickling arm filter
- Clear the trees and shrubs on the East side of South Lake
- Ownership of property next to City Hall
- Cost of Farmersville Parkway budget vs actual cost
- Next step for Impact Fee and time frame. (Water, Sewer and Street)
- How often do we take bids for mowing contract?

VIII. ADJOURNMENT

Meeting was adjourned at 7:38 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:


Interim City Secretary
Tabatha Monk