



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
January 25, 2022, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Mayor, Bryon Wiebold, called the meeting to order at 6:00 p.m. Council members, Craig Overstreet, Terry Williams, Ted Wagner, Mike Henry and Lance Hudson were in attendance. City staff members Ben White, Tabatha Monk, Police Chief Sullivan, Daphne Hamlin, 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.
- Mayor Wiebold advised citizens can check the City Calendar for any upcoming closings for holidays.
- Mayor Wiebold stated he appreciated the prayer for the Olvera family tonight, Officer Olvera has served on the Farmersville Police Department for 4 years, she lost her son Mathew. There is a donation opportunity available, a Go Fund Me campaign and if anyone would like the details, Chief Sullivan can send it to you and it is to help cover funeral expenses and other things in this time of need. Our hearts and minds are with Officer Olvera tonight.

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

- No one came forward to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Regina Fryman spoke before the Mayor and City Council regarding an update on the Senior Center. Regina advised they had a wonderful open house on Saturday, January 8, 2022, and thanked Councilmember Williams for showing up and helping out with the open house. Regina also thanked the Centennial Committee for giving the money to purchase tables, chairs and blinds. Regina advised there is still repair work needed to the windows, they have been re-caulked but there is some water damage that needs to be taken care of before the new blinds are put up.
- Regina thanked Lexington for the refreshments they provided, she has no formal number of people that showed up, but she is estimating 50 -60. These people did not leave right away, they stayed and talked and gave suggestions about what they would like to see. The doors were officially opened today (Tuesday, January 25, 2022). They had 5 people show up, they sat and visited with the volunteer. Regina has a list of volunteers, and they are going to try and stay open on Tuesdays and Thursday's at least until March. Regina would like Covid numbers to go down before they are open more often than that. She has volunteers to do crafts, exercises, and painting. They are having lunch at the Senior Center on Thursday.
- Kristen Croudes spoke before the Mayor and City Council regarding her support of the Main Street program and the hiring of a Main Street Manager.

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 (01-11-2022) BOA

B. City Council Minutes (01-11-2022)

- **Councilmember Overstreet** made a motion to approve the corrected minutes provided to them prior to the meeting, not the minutes sent in the packets.
- **Councilmember Williams** seconded the motion.
- The motion was approved unanimously (5-0).

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
Councilmember Wagner advised they will be having a meeting this Thursday (January 27, 2022).
- B. Farmersville Community Development Board (Type B)**
 - 1. Possible Council Liaison Report
Councilmember Henry advised no meeting.
- C. FEDC Farmersville Economic Development Board (Type A)**
 - 1. Possible Council Liaison Report
Councilmember Williams advised they met this week and discussed their business retention program and planned to meet with 2 local businesses this month and get a feel from them of what they need from the City and whether or not we are taking care of what their needs are and work from that. Also, they are in the process of getting Gregg Glass to come back and do a training class on business incentives. The plan is to invite the City Council, 4B and possibly TIRZ to all attend that meeting. There is not a date set at this time but all those mentioned boards will be invited.
- D. Main Street Board**
 - 1. Possible Council Liaison Report
Councilmember Overstreet advised the meeting date was changed to last Wednesday, (January 19, 2022), they were unable to attain a quorum.
- E. Parks & Recreation Board**
 - 1. Possible Council Liaison Report

Councilmember Wagner advised this board is having a meeting every week until the start of baseball season or until they decide to try and jump start the volunteers with the concession stand so they are trying to get that together.

F. Planning & Zoning Commission

1. Possible Council Liaison Report

Councilmember Hudson was not in attendance of this meeting.

2. Minutes

G. TIRZ Board

1. Possible Council Liaison Report

Councilmember Overstreet advised there was no meeting.

VI. CITY MANAGER'S VERBAL REPORT

City Manager Ben White updated the Mayor and City Council on the following:

- Update on multifamily ordinance as requested by Councilmember Henry. **City Manager, Ben White, advised this ordinance is being drafted by the City Attorney and will presented to City Council February, 8, 2022.**
- Update regarding the park bridge at City Park and Rambler Park as requested by Councilmember Henry. **Mr. White advised the City Engineer is currently developing a design and bid package for the bridge at City Park and we are also looking into possible grant opportunities related to that project. It will take 1 to 11/2 months to get engineering and then another 1 to 11/2 months for bidding on Rambler Park. Mr. White will ask the engineers to try and get a faster turn around on Rambler Park.**
- Update regarding the historical overlay ordinance as requested by Councilmember Henry. **Mr. White stated this ordinance is being developed by our city attorney and will be presented to City Council at the first CC meeting in March.**
- Update regarding the trickling arm filter for the wastewater treatment plant as requested by Councilmember Henry. **Mr. White advised, construction on the trickling arm filter is complete. The next step is the complete testing phase on the unit and make sure we have everything in place for TCEQ to put it online for regular use. Mr. White is unsure how long this process will take but he would guess 1 to 2 months. If he finds out differently, he will brief the City Council.**

VII. READING OF ORDINANCES

A. Consider, discuss and act on an Ordinance (O-2022-0125-001), calling a General Election for May 7, 2022, to elect the Mayor, Councilmember Place 2 and Councilmember Place 4.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CALLING A GENERAL ELECTION FOR MAY 7, 2022, TO ELECT THE MAYOR, COUNCILMEMBER PLACE 2, AND COUNCILMEMBER PLACE 4; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR RUNOFF ELECTION; PROVIDING FOR DESIGNATING POLLING PLACES; PROVIDING FOR EARLY VOTING, NOTICES AND OTHER MATTERS RELATING TO SAID ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- **Councilmember Henry made a motion to approve.**
- **Councilmember Williams seconded the motion.**
- **The motion was approved unanimously (5-0).**

B. Consider, discuss and act on an Ordinance (o-2022-0125-002), calling a Special Election for May 7, 2022, to consider the adoption of a Home-Rule charter.

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CALLING A HOME-RULE CHARTER ELECTION FOR MAY 7, 2022 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF FARMERSVILLE, TEXAS, A PROPOSED ORIGINAL CITY CHARTER; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR DESIGNATING POLLING PLACES; PROVIDING FOR EARLY VOTING, NOTICES AND OTHER MATTERS RELATING TO SAID ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- **Councilmember Overstreet made a motion to approve.**
- **Councilmember Henry seconded the motion.**
- **The motion was approved unanimously (5-0).**

VIII. REGULAR AGENDA

A. Consider, discuss and act upon a minor plat for Rike Addition, lots 3A & 3B Block 5.

- Mr. White advised City Council that Planning and Zoning Commission did not recommend approval of this item at the advice of the city engineers who gave the City a letter stating some variances were needed to be obtained for this property.

- **Councilmember Henry made a motion to deny this minor plat until variances are corrected.**
 - **Councilmember Williams seconded the motion.**
 - **The motion was approved unanimously (5-0).**
- B.** Consider, discuss and act upon a site plan and engineering plans for Murphy's Crossing Phase III.
- Mr. White advised this was recommended for approval by Planning and Zoning Commission and recommended for approval by the city engineer as well.
 - **Councilmember Henry made a motion to approve site and engineering plans.**
 - **Councilmember Wagner seconded the motion.**
 - **The motion was approved unanimously (5-0).**
- C.** Consider, discuss and act upon a minor plat and engineering plans for A-Affordable Storage Addition.
- Mr. White advised this item is in the ETJ and was recommended for approval by Planning and Zoning Commission and recommended for approval by the city engineer as well.
 - **Councilmember Henry made a motion to approve minor plat and engineering plans.**
 - **Councilmember Overstreet seconded the motion.**
 - **The motion was approved unanimously (5-0).**
- D.** Consider, discuss and act upon a concept plan for King Ridge Duplexes (303 Raymond Street).
- Mr. White advised this was recommended for approval by Planning and Zoning Commission and recommended for approval by the city engineer as well.
 - Councilmember Henry stated he knows it is the concept plan and they still have a lot of work to do, but he wanted to make sure the engineer is cognizant of some items. A traffic study will need to be done to see how that is going to affect Raymond Street and the condition of it. He also asked the City Attorney if the City has the authority as a Council to have the developer participate in the improvement of that street?
 - City Attorney, Alan Latham, advised the subdivision ordinance does require that we have adequate facilities to serve new development so there is a mechanism there to require the developer to improve or

upgrade substandard streets, to the extent that their development impacts those roads and necessitates improvements.

- Councilmember Henry states he knows they will have to do proper drainage but there are some areas on this plat that are indicating shedding of water onto other properties, which is not legal. He knows there is a proposed retention pond on this plat, but we just need to make sure that the engineers, before this is approved through P&Z, has all that handled.
- Councilmember Henry states it shows for parking 2 cars for each unit. Councilmember Henry states he just needs to clarify that the 27ft width on the streets meets the minimum requirements. He also wants them to check on the requirements of the sidewalks.
- Councilmember Henry wanted to point out he is aware this is a concept plan but the spelling on this plat is very bad and needs to be corrected on the final plat.
- Mr. Latham stated Water Street may also need some improvements with access to emergency vehicles coming onto that road if there is already an emergency vehicle on Raymond Street, will it block access to Water Street.
- **Councilmember Henry made a motion to approve the concept plan for King Ridge Duplexes (303 Raymond Street).**
- **Councilmember Overstreet seconded the motion.**
- **The motion was approved unanimously (5-0).**

E. Consider, discuss and act upon a site plan, concept plan and preliminary plat for Fountainview Apartments.

- Mr. White advised this was recommended for approval by Planning and Zoning Commission and recommended for approval by the city engineer as well on all 3 fronts. He also advised there is a representative from Fountainview if anyone has questions for him.
- Councilmember Henry asked if this was part a PD that was approved back in 2016.
- Mr. White advised yes it was and the multifamily was approved at that time.
- **Councilmember Williams made a motion to approve the site plan, concept plan and preliminary plat for Fountainview Apartments.**
- **Councilmember Henry seconded the motion.**
- **The motion was approved unanimously (5-0).**

F. Consider, discuss and act upon a site plan and final plat for Nelson Brother's Ready Mix.

- Mr. White advised this was recommended for conditional approval by Planning and Zoning Commission and recommended for conditional approval by the city engineer as well.
- Mr. White advised the conditions for approval are (1) Right of way dedication of 50 ft from the center line of the property for a total of 100 feet of right of way width. (2) Easements; we want to make sure there are 20 ft easements along the entire south of the property and the entire east edge of the property so that we can make sure we are properly poised for growth in the future. It is not just water it is utility easements.
- **Councilmember Henry made a motion to approve the site plan and final plat for Nelson Brothers Ready Mix based on correcting the right of way that needs to be in place and the 20ft easements on the south and east of the property.**
- **Councilmember Hudson seconded the motion.**
- **The motion was approved unanimously (5-0).**

G. Update and consider, discuss and act upon Resolution #R-2022-0125-01, regarding a grant application from the DJ-Edward Byren memorial Justice Assistance Grant Program for Patrol Cars.

- City Manager, Mr. White, updated the City Council that Chief Sullivan has done a great job on this and is becoming known in the police community on where to get examples from on the grant applications. Mr. White recommends moving forward with the Resolution, however, he did want to state up front that these 2 cars could go beyond the actual dollar value for both vehicles to get them in a state that we could actually use them, include all the lights and all the other paraphernalia that goes with it, could be \$30 to \$40 thousand dollars more than the grant allows. Mr. White stated his opinion is that we should move forward with the grant and if they get those cars, we will need to figure out the financing of the extra \$30 to \$40 thousand dollars but it is a good deal.
- Chief Sullivan addressed the Council, giving them some background information regarding the grant.
- **Councilmember Williams made a motion to approve.**
- **Councilmember Wagner seconded the motion.**
- **The motion was approved unanimously (5-0).**

H. Update, consider, discuss and act upon the Enterprise agreement with the City of Farmersville as requested by Councilmember Williams.

- Mr. White stated right when we started this program, a lot of things went south regarding COVID and the ability of American car manufactures to deliver vehicles. There have been 5 vehicles delivered to date. There are still 2 Fire department vehicles (Tahoe's) that are to be delivered and are due in anytime. The Public Works department vehicle is still in production.
- Mr. White then goes on to explain the report in the City Council packet and go explain where everything stands with this program. Mr. White also explained that the manufactures are longer accepting the orders from Enterprise, so it has to go straight to the automobile dealers and get them sourced out of inventory but that does not change our price.
- Councilmember Overstreet asked Mr. White to explain why they are no longer accepting orders from Enterprise.
- Mr. White advised Enterprise normally goes straight to the manufacture to make these orders, they are not taking orders from Enterprise or anybody other than from the dealers that we are aware of.
- Chief Sullivan concurred what Mr. White stated. Chief Sullivan stated it is an issue with the chip and vehicle parts. They are trying to get caught up and then they will start taking orders, possibly around April/May 2023.
- **No action was needed.**

I. Update, consider, discuss and act upon the Fire Marshal's Report as requested by Councilmember Williams.

- Mr. White went over the report they received from the Code official in their packet.
- Councilmember Overstreet asked the city attorney if the businesses are required to post this each year.
- Mr. Latham stated they were not.
- **No action was needed.**

J. Consider, discuss and act upon a training session for City of Farmersville Board and Commission members regarding conducting a meeting, Robert's Rules of Order and dress code.

- Mr. White advised that Councilmember Henry came up with the idea of this training for all board and commission members and Mr. White thought it was a great idea. Mr. White asked City Secretary, Tabatha Monk to go over the tentative dates with the Mayor and City Council.

- Mrs. Monk advised when the meetings will be held, what would be discussed and the posting of agendas for each board to avoid an illegal quorum.
- Mayor Wiebold suggested that we hold something of this sort for the appointment or election of each new member in the future as just standard routine.
- Councilmember Henry stated he feels we should add this as a requirement to our applications for the boards.
- Mr. White advised this would be added.
- **No action was needed.**

K. Update, consider, discuss and act upon information regarding the J.W. Spain concession stand.

- Mr. White advised that he just got a layout of what they think the concession stand will look like with the changes. Mr. White went over what the changes are and where the funds could come from.
- Mr. White would still like to move forward with some fundraising, and he would like to coordinate with them to see who would like to help.
- Mayor Wiebold stated he would like to help; he has a possible donation. The Mayor also stated this is a wonderful way to get involved and support the community.
- Councilmember Wagner advised he has a possible donation as well.
- Councilmember Henry asked the City Attorney if there was an answer to the Mayor's question from the last meeting regarding what the Council could legally do as individuals in donating to that fund.
- Mayor Wiebold stated he knows people who would be interested in donating appliances and those type of things and they talked briefly about sponsorship opportunities that would be made available to people such as sponsorship signage.
- Mr. Latham stated that he has seen in other communities where the Council or other boards have developed guidelines or protocols that they are looking for when talking about sponsorships and what level of donation or participation generates what types of recognition. Mr. Latham continued to talk to the council regarding different ways of recognition other people have used.
- Mr. White states the open date is in February. Mr. White states he will communicate to the Little League that we might not meet the opening date but we are diligently working on this.

- Mayor asked for a ballpark figure on the cost of everything needed. Mr. White ran down a list of things they need and a ballpark figure for these items.
- **No action was needed.**

IX. REQUEST TO BE PLACED ON FUTURE AGENDAS

- Councilmember Henry would like a continued update on City Park and Rambler Park.

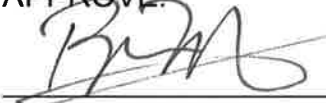
X. WORKSESSION

- Work Session to consider and discuss possible regulations and restrictions for food trucks and other itinerant vendors selling products within the city's corporate limits in a location outside of a traditional retail or restaurant store front structure or facility.
- Mr. Latham gave a power point presentation, and it was decided the Mayor and City Council would send their thoughts and ideas to City Secretary, Tabatha Monk to bring back on a future agenda for the Council to make some decisions before it is presented to the Planning and Zoning Board.

XI. ADJOURNMENT


Mayor Wiebold adjourned the meeting at 7:37 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Tabatha Monk, City Secretary