



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
March 22, 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 (arrived at 6:02 p.m.) were in attendance. City staff members City Manager, Ben White; City Secretary, Tabatha Monk, Finance Director, Daphne Hamlin; Fire Chief, Kevin Lisman, Police LT, Marcia Phillips, Warrant Officer, Rick Ranspot and City Attorney Alan Lathrom were also present.
- Prayer and pledges to the United States and Texas flags were led by Councilmember Overstreet.
- Mayor Wiebold advised citizens can check the City Calendar for any upcoming closings for holidays.

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

- There were none.

**III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA**

- There were none.

**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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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item so withdrawn individually. Councilmember Overstreet asked to withdraw for discussion the Financial Budget Report, Public Works Report and City Manager Report.

- A. City Council Minutes (03-08-2022)  
**Councilmember Henry** made a motion to approve the City Council Minutes.  
**Councilmember Overstreet** seconded the motion to approve.  
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 meeting Thursday.
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report  
**Councilmember Henry** advised they had a meeting on March 14<sup>th</sup>, they discussed finalizing their performance agreements with the different organizations that are requesting money, that is in process now. They reviewed the plans for City Park bridge, approved it and are moving forward. That was the majority of the meeting. They also had a special meeting last night for a approval of a budget amendment to pay for the City Park, which we will discuss later, but that was their sole topic and it passed last night. .
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Possible Council Liaison Report

**Councilmember Williams** advised they met March 17<sup>th</sup> and they discussed a meeting with Matt Crowder, Councilmember Williams and Black Bike Wheels and also discussed a meeting Matt Crowder had with Champion Container regarding retention of businesses. They also discussed what Farmersville has to offer regarding bringing businesses to town and a possible incentive training given by Greg Last. .

**D. Main Street Board**

1. Possible Council Liaison Report

**Councilmember Overstreet** advised they met last Wednesday, however, he was unable to attend..

**E. Parks & Recreation Board**

1. Possible Council Liaison Report

**Councilmember Wagner** advised they met last night, however, he was unable to attend.

**F. Planning & Zoning Commission**

1. Possible Council Liaison Report

**Councilmember Hudson** advised they did a workshop and review of the Historic Downtown Overlay and they also approved a replat of the Mosley 2194 addition.

**G. TIRZ Board**

1. Possible Council Liaison Report

**Councilmember Overstreet** advised there was no meeting.

**VI. REGULAR AGENDA**

**A.** “Consider, discuss and act upon a donation from Sheryl. Webb to the Farmersville Police department for the cost of Leads on-line.”

- Police Lt. Marcia Phillips spoke on this item and gave information what exactly Leads online can do.
- Sheryl Webb from Highway 380 Pawn in Princeton spoke regarding this donation form she and her father D.L. Caldwell.
- No motion needed.

**B.** “Consider, discuss and act upon a replat of Mosley 2194 Addition (Lot 1A & 1B Block 1).”

- Councilmember Hudson, recused himself from this item due to a conflict of interest.
- Mr. White updated the City Council with information regarding this item. He also advised there is a letter in the packet from the City Engineer recommending the approval of this item and that the Planning and Zoning Commission recommended approval of this item.
- **Councilmember Henry** made a motion to approve this item.

- **Councilmember Williams** seconded the motion to approve.
- The motion was approved unanimously (4-0 with Councilmember Hudson recused from the vote).

**C.** “Consider, discuss and act upon a petition received by Thomas F. Dodge of the Thomas Dodge Company for voluntary annexation of a tract of land situated within the ABS A0448 William Hemphill Survey, Sheet 3 Tract 20, 8.153 acres in Geographic ID R-6448-003-0200-1, Collin County Texas.”

- Mr. White updated City Council on this petition for annexation.
- City Attorney, Mr. Latham also, updated and advised City Council on this petition for annexation.
- **Councilmember Henry** made a motion that City Council gives staff direction in moving forward with the annexation process.
- **Councilmember Williams** seconded the motion.
- The motion was approved unanimously (4-0).

**D.** “Consider, discuss and act upon the February 2022 Budget Report and information regarding the use of OpenGov.”.

- Mr. White gave the City Council an overview of the OpenGov system.
- Finance Director, Daphne Hamlin, updated the City Council on the February 2022 Budget, answered the Council’s questions and demonstrated how to navigate through the OpenGov system made available to everyone on the City of Farmersville’s website.
- No motion needed.

**E.** “Consider, discuss and act upon a presentation by Finance Director, Daphne Hamlin, regarding Tex-Pool and Tex-Star.”

- Finance Director, Daphne Hamlin, updated the Council on the informational reports from Tex-Pool and Tex-Star, and answered their questions about the two programs.
- No motion was needed.

**F.** “Consider, discuss and act upon information regarding Resolution, R-2022-0322-001, Investment policy and related investment strategies and reaffirming and readopting said investment policy and related investment strategies.”

- Mr. White advised the City Council regarding this time.
- **Councilmember Henry** made a motion to approve this Resolution.
- **Councilmember Williams** seconded the motion.
- The motion was approved unanimously (5-0).

**G.** “Consider, discuss and act upon information regarding Nelson Brothers Concrete.”

- Mr. White updated the City Council that everything is in order with Nelson Brothers all signatures on the final plat will be obtained this week and will then be taken to Collin County to be filed.

- No motion needed.

**H.** “Consider, discuss and possible action regarding the use and condition of City Park including, but not limited to, any repairs or improvements necessary to be performed on the bridge crossing the ephemeral stream and repairs or improvements to the banks and/or cladding of said stream, authorizing the Farmersville Community Development Corporation (“FCDC”), a Type B Tax Corporation, to take the lead in such repairs or improvements, obtain designs therefor, solicit and retain contractors to perform such work, and authorizing the FCDC and those persons and parties selected by FCDC to enter upon the City Park and perform all required work subject to the City Engineer’s, City Inspector’s and/or City Manager’s approval, which approval shall not be unreasonably withheld or delayed.”

- Discussion was made between City Council, Mr. White and Mr. Latham regarding the specifics of the bridge and the scope of the work needed as well as other discussions regarding the bridge.
- **Councilmember Henry** made a motion to approve the Farmersville Community Development Corporation to move forward with the project of rebuilding City Park Bridge.
- **Councilmember Hudson** seconded the motion.
- The motion was approved unanimously (5-0).

**I.** “Consider, discuss and possible action regarding an amendment to the Budget of the Farmersville Community Development Corporation (“FCDC”), a Type B Tax Corporation, that will allow the FCDC to retain all consultants and contractors as may be necessary to perform all work required to repair or replace and improve the bridge crossing the ephemeral stream and repair or improve the banks and/or cladding of said stream within the confines of City Park as a Type B Project and provide all other approvals required to make such Project an approved Type B Project for all purposes allowed by law.”

- Councilmember Henry updated the Council on the discussions of the FCDC at their meeting the previous night.
- The City Council, Mr. White and Mr. Latham continued discussions on this time.
- Councilmember Henry advised that at the FCDC meeting they approved a budget of \$70,000.00 for the reconstruction of the bridge and the 2 walls underneath to support it. This will also include the contractor, the engineer, the inspections and the attorneys. Councilmember Henry also advised this was a pretty solid price, however, the only thing that really could affect the price would be the cost of steel.
- **Councilmember Overstreet** made a motion to approve.
- **Councilmember Henry** seconded the motion.
- The motion was approved unanimously (5-0).

**J.** “Consider, discuss and act upon an agreement with the Farmersville Community Development Corporation (“FCDC”), a Type B Tax Corporation, that will allow the FCDC to use the services of the City Engineer (at no cost to the City) for the design of all plans and specifications and perform such other tasks as may be requested by the FCDC regarding the repair or replacement and improvement of the bridge crossing the ephemeral stream and the repair or improvement of the banks and/or any cladding of said stream within the confines of City Park and at the option of the FCDC to either pay the City Engineer directly or reimburse the City for the fees, costs, and expenses attributable to the bridge and stream banks billed by the City Engineer.”

- Councilmember Henry updated the Council that this item is to approval the FCDC to use the services of the city engineer and then the FCDC will reimburse the City for those cost.
- **Councilmember Henry** made a motion to approve.
- **Councilmember Wagner** seconded the motion.
- The motion was approved unanimously (5-0).

**K.** “Consider, discuss and act upon improvements, upgrades and information regarding Rambler Park.”

- Mr. White shared some presentation materials indicating the future changes and upgrades to Rambler Park
- Discussion as made between Mr. White and the City Council.
- No motion needed.

**L.** Consider, discuss and act upon information regarding upgrades, improvements and information of the J.W. Spain Complex concession stand.”

- Mr. White shared a graphic of the inside of the concession stand indicating the changes and improvements.
- Mr. White updated the Council on where they are on these improvements.
- Discussion continued between the Council and Mr. White.
- Mayor Wiebold advised he would like to have a really nice grand opening for this and invite the Little League, Parks Board and anyone that has been involved with this project.
- No motion needed.

## **VII. REQUEST TO BE PLACED ON FUTURE AGENDA**

- **Councilmember Overstreet** requested an update on the trickling arm filter on the wastewater treatment plant number one.
- **Councilmember Williams** requested an update regarding the prairie grass situation at South Lake and how that is coming along..
- **Councilmember Henry** requested an update on where the P&Z is on the Historical Overlay Ordinance and the Sign Ordinance.

**VIII. ADJOURNMENT**

**Mayor Wiebold** adjourned the meeting at 7:32 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Tabatha Monk, City Secretary

