



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
May 24, 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, Ted Wagner, and Mike Henry were in attendance. Councilmembers Terry Williams and Lance Hudson were absent. City staff members City Manager, Ben White; City Secretary, Tabatha Monk, Finance Director, Daphne Hamlin; Fire Chief, Kevin Lisman, Chief of Police Mike Sullivan, Warrant Officer Rick Ranspot and City Attorney Alan Lathrom were present.
- Prayer was led by Councilmember Overstreet and the pledges to the United States and Texas flags were led by Mayor Wiebold.
- City Secretary, Tabatha Monk administered the Oath to Office and Statement of Elected Official for both Mayor Bryon Wiebold and City Councilmember, Place 4, Mike Henry. Both men were elected in the May 2022 General Election.
- Mayor Wiebold advised citizens can check the City Calendar for any upcoming closings for holidays and that City Hall would be closed on Monday, May 30th in observance of Memorial Day.
- Mayor Wiebold went over the flyer regarding the Audie Murphy Day parade and events.

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

- No one spoke under this item.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one spoke under this item.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (05-12-2022)
 - B. City Council Minutes (05-14 2022)
 - C. City Council Minutes (05-17-2022)
 - D. Finance Report (April 2022) and Budget Work session
- **Councilmember Henry** made a motion to approve the Consent Agenda. **Councilmember Wagner** seconded the motion to approve.
 - The motion was approved unanimously (3-0).

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 no meeting.)
- 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** absent from CC meeting).
- D. Main Street Board
 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no quorum.)
- E. Parks & Recreation Board
 1. Possible Council Liaison Report: (**Councilmember Wagner** advised no meeting.)
- F. Planning & Zoning Commission
 1. Possible Council Liaison Report: (**Councilmember Hudson** absent from CC meeting.)
- G. TIRZ Board
 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

VI. CITY MANAGERS REPORT

- City Manager, Ben White, advised the City Council on the following items:
 - Nelson Brother's Office
 - Historical Overlay District Ordinance
 - Sign Ordinance

VII. PUBLIC HEARING

A. "Conduct a Public Hearing to consider discuss and act upon a request to change the zoning on the Subject Property from A – Agricultural District uses to Planned Development District with a Base Zoning District of SF-3 Single-Family Dwelling-3 District uses, generally to modify the Development Standards to allow the development of 231 single-family residential lots, located generally at 703 Merit Street, in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas, and Accompanying Ordinance. (Note: This zoning change request was recommended for denial by the Planning and Zoning Commission. Approval by the City Council of this zoning change request will now require a three-fourths majority vote of the City Council. See Farmersville Code § 77-21(d)(4).) "

- Jeremy Paige (filling in for regular City Attorney, Alan Lathom, advised that this item was previously recommended for denial by Planning and Zoning and therefor would require a three-fourths majority of the entire City Council to be able to override their decision. That means there would have to be at least four voting members present to override the Planning and Zoning's previous denial.

- Mayor Wiebold opened the Public Hearing at 6:13 p.m.
 - The following spoke in favor of this item: Craig Calhoun, John Nerwich and Randal Shinn.
 - The following spoke against this item: Marvine Shelton; Mike Webb, Ann Murchison, Charles Shelton, Lyle Shelton, Robin Keith, Phillip, Heather Keith, and Carla Whitlock.
 - Mayor Wiebold closed the Public Hearing at 6:49 p.m.
 - City Council spoke to and among each other regarding this item.
 - **Councilmember Overstreet** made a motion to deny this item.
 - **Councilmember Henry** seconded the motion to deny.
 - Motion carried unanimously (3-0).
- B. “Conduct a Public Hearing to consider discuss and act upon a petition to Annex and a request to zone certain land to LI – Light Industrial District uses, generally located at the northeast corner of East Audie Murphy Parkway (U.S. Highway 380) and County Road 653, Collin County, Texas, within the William Hemphill Survey, Abstract No. A 0448, Sheet 3 Tract 20, Collin County, Texas, and related Ordinances and Agreements.”
- Mayor Wiebold opened the Public Hearing at 6:56 p.m.
 - No one came forward to speak on this item
 - Mayor Wiebold closed the Public Hearing at 6:56 p.m.
 - Mr. White updated City Council regarding this item.
 - **Councilmember Henry** made a motion to approve both the annexation and zoning of this property.
 - **Councilmember Overstreet** seconded the motion to approve both the annexation and zoning of this property.
 - Motion carried unanimously (3-0).
- C. “Conduct a Public Hearing to consider discuss and act upon a petition to annex and a request to zone certain land to SF 3, Single Family Dwelling 3 District uses, generally located in an area west of State Highway 78 and north of County Road 550, Collin County, Texas, in the Elijah B. Reed Survey, Abstract No. 739, Collin County, Texas, and related Ordinances and Agreements.”
- Mayor Wiebold recused himself on this item.
 - Councilmember Overstreet opened the public hearing at 6:59 p.m.
 - The following spoke for this item: Casey Moran (developer).
 - No one spoke against this item.
 - Councilmember Overstreet closed the public hearing at 7:07 p.m.
 - City Council discussed this item and asked questions of the developer.

- **City Councilmember Henry** made a motion to deny both the zoning and annexation on items (C&D).
- **City Councilmember Wagner** seconded the motion to deny both the zoning and annexation of items (C&D).
- Motion carried unanimously (3-0).

VIII. ORDINANCES

A. "Consider, discuss and act upon an Ordinance amending Chapter 74, "Utilities," of the Farmersville Code through the amendment of Article II by changing the name of Article II from , "Water, Sewer and Electrical Charges" to "Water, Sewer and Electrical Connections and Charges"; through the further amendment of Article II, now entitled "Water, Sewer and Electrical Connections and Charges," by amending Division 1, "Generally," by changing the name of Division 1 to "Connections" and by also adding new Sections 74-19, "Definitions," 74-20, "Purpose", 74-21, "Location of Lines; City Access; and System Protection," and 74-22, "Permit; Requirements to Connect"; through the amendment of Division 3, "Service Charges," by adding Sections 74-100, "Metering", 74-101, "Water and Sewer Connections for Multifamily Buildings, Mobile Home/Manufactured Housing Parks, and Motor Home/Recreational Vehicle Parks," and 74-102, "Restrictions And Certain Corrections"

- **Councilmember Henry** made a motion to approve.
- **Councilmember Overstreet** seconded the motion to approve.
- Motion carried unanimously (3-0).

IX. REGULAR AGENDA

- A.** "Consider, discuss and act upon appointing a Mayor Pro-Tempore."
- **Councilmember Henry** made a motion to nominate Craig Overstreet.
 - **Councilmember Wagner** seconded the motion.
 - The motion passed unanimously (3-0).
- B.** "Consider, discuss and act upon appointing a Deputy Mayor Pro-Tempore."
- **Councilmember Overstreet** made a motion to nominate Mike Henry.
 - **Councilmember Wagner** seconded the motion.
 - The motion passed unanimously (3-0).
- C.** "Discussion and possible direction regarding the City's Hotel Occupancy Tax ordinance codified in Chapter 68 of the Farmersville Code."
- Mr. White updated the City Council on this item.
 - Mr. White recommended for the City Attorney to look this ordinance over and make any changes needed and bring back to City Council for their approval.
 - Council gave direction to move forward with Mr. White's suggestion.
 - No motion needed.

- D. "Discussion and possible direction regarding Rambler Park."
- City Council asked for a comprehensive plan for Rambler Park as there are many items that need to take place over the course of several years
 - The Council also wanted to know when we could move forward on the ADA portion.
 - Council wants to go forward to see if 4B would be willing to fund the surface for the ADA swing set.
 - No motion is needed.
- E. "Discussion and possible direction regarding streets and funding for street maintenance."
- Mr. White updated the City Council regarding this item.
 - No motion is needed.
- F. "Consider, discuss and act upon accepting the resignation of Tonya Mercer from the Community Development Corporation effective immediately."
- **Councilmember Henry** made a motion to accept the resignation.
 - **Councilmember Overstreet** seconded the motion.
 - The motion passed unanimously (3-0).
- G. "Consider, discuss and act upon appointing/reappointing members to City boards and commissions."
- Mr. White updated the City Council regarding this item.
 - Mayor Wiebold asked to schedule a meeting for Friday, June 3, 2022, to show all the board opportunities to interested volunteers in the community.
 - No motion is needed.
- H. "Consider, discuss and act upon North Texas Share Master Interlocal Purchasing Agreement."
- Mr. White updated the City Council on this program.
 - **Councilmember Overstreet** made a motion to approve this item.
 - **Councilmember Henry** seconded the motion.
 - The motion passed unanimously (3-0).

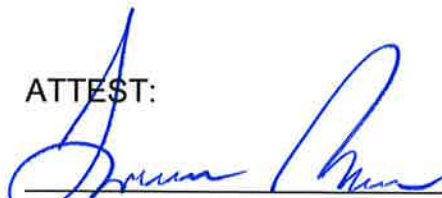
REQUEST TO BE PLACED ON FUTURE AGENDA

- **Councilmember Overstreet** request an update from Code Enforcement, Food Trucks, Sign and Historical Overlay ordinance.
- **Councilmember Wagner** requested update from Code Enforcement also.

X.ADJOURNMENT

Mayor Wiebold adjourned the meeting at 7:47 p.m.

ATTEST:



Tabatha Monk, City Secretary

APPROVE:


~~Bryon Wiebold, Mayor Pro-Tempore~~
Craig Overstreet

