



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
June 28, 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 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.
- Mayor Wiebold advised citizens can check the City Calendar for any upcoming closings for holidays.
- Mayor Wiebold gave special thanks to individuals and City departments for their part and hard working making Audie Murphy day a great success.
- Mayor Wiebold went over the flyer regarding Sparks of Freedom, July 4, 2022.
- Mayor Wiebold informed the public regarding the upcoming Budget Workshop Thursday, June 30, 2022, at RSVP Farmersville from 8:30 a.m. – 1:00 p.m.

**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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (06-14-2022)
- B. Financial Report (May 2022)

**Councilmember Overstreet** made a motion to approve the Consent Agenda. **Councilmember Williams** 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 no report.)
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report: (**Councilmember Henry** advised there was a special meeting last night. Jeff Moore did some training for the group. They had an item for the Open Space Grant with Collin County for the City Park, Onion Shed and Rambler Park.)

- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Possible Council Liaison Report: (**Councilmember Williams** advised Mr. White met with the 4A and discussed Fiber Optics and the opportunities it provides the City of Farmersville; it was very well received. Greg Last presented local and regional profile and went over the update of the profile and it is almost ready to go forward with it.)
- D. Main Street Board
  - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no quorum, they hope to have one in July.)
- 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** they approved recommendations for approval of the Loop of Farmersville and recommended approval as well for Fountain View apartments.)
- G. TIRZ Board
  - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

## VI. CITY MANAGERS VERBAL REPORT

- City Manager, Ben White, advised the City Council on the following items:
  - Chaparral Trail Update
  - Southlake Update
  - Sign Ordinance
  - Historical Overlay Preservation Ordinance Update
  - ETJ Map Update
  - Outer Loop Update
  - 380 Bypass Update
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## VII. PUBLIC HEARING

A. "Public Hearing to consider discuss and act upon a request to consider an amendment to the Code of Ordinances, City of Farmersville, Texas, as heretofore amended, through the amendment of Chapter 77, "Zoning," by amending Section 77-46, "Schedule of Uses," by amending Subsection (c), Thereof entitled "Residential Uses" regarding uses allowed in "Non-Residential and Mixed-Use Districts", only by deleting the "P" Permitted Use". Designation and removing the Green Background form the Cell for "Two-Family Dwelling (Duplex)." Under the columns for "NS – Neighborhood Service District." "GR – General Retail District" and "C – Commercial District." Thereby indicating that "Two – Family Dwelling (Duplex),

“Uses are a prohibited use in the “NS – Neighborhood Service District.” “GR – General Retail District” and “C -Commercial District.”

- Mayor Wiebold opened the Public Hearing at 6:18 p.m.
- City Attorney, Alan Latham, came forward to update the Council on this item.
- Mayor Wiebold closed the Public Hearing at 6:20 p.m.

## **VIII. READING OF ORDINANCES**

**A.** “Consider, discuss, and act upon a recommendation to City Council regarding Ordinance #O-2022-0628-001, amendment of Chapter 77 “Zoning” by amending Section 77-46. Entitled “Schedule of Use” by amending subsection (c).”

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 77, “ZONING,” BY AMENDING SECTION 77-46 ENTITLED “SCHEDULE OF USES” BY AMENDING SUBSECTION (c) THEREOF ENTITLED “RESIDENTIAL USES” REGARDING USES ALLOWED IN “NON-RESIDENTIAL AND MIXED USE DISTRICTS,” ONLY, BY DELETING THE “P PERMITTED USE” DESIGNATION AND REMOVING THE GREEN BACKGROUND FROM THE CELL FOR “TWO-FAMILY DWELLING (DUPLEX),” UNDER THE COLUMNS FOR “NS—NEIGHBORHOOD SERVICE DISTRICT,” “GR—GENERAL RETAIL DISTRICT” AND “C--COMMERCIAL DISTRICT,” THEREBY INDICATING THAT “TWO-FAMILY DWELLING (DUPLEX),” USES ARE A PROHIBITED USE IN THE “NS—NEIGHBORHOOD SERVICE DISTRICT,” “GR—GENERAL RETAIL DISTRICT” AND “C--COMMERCIAL DISTRICT”; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDIING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE”**

- **Councilmember Henry** made a motion to approve Ordinance #O-2022-0628-001.
- **Councilmember Hudson** seconded the motion to approve.
- The motion was approved unanimously (5-0).

## **IX. REGULAR AGENDA**

**A.** “Consider, discuss and act upon a donation from Farmersville Rotary to the Farmersville Senior Citizens Center.”

- **Councilmember Overstreet** made a motion to accept the donation.
- **Councilmember Henry** seconded the motion.
- The motion passed unanimously (5-0).

- B.** “Consider, discuss and act upon a Site Plan for The Loop at Farmersville”
- Mr. White updated the City Council on this item.
  - David Brown, developer of this project, spoke on this item and answered the Council’s questions.
  - Ryan Code, civil engineer for this project, updated the City Council and answered their questions.
  - **Councilmember Williams** made a motion to approve the Site Plan.
  - **Councilmember Henry** seconded the motion to approve.
  - The motion passed unanimously (5-0).
- C.** “Consider, discuss and act upon a Site Plan, Concept Plan and Preliminary Plat for Fountain View Apartments Phase II.”
- Mr. White updated the City Council on this item.
  - Mr. Latham, City Attorney, updated the City Council on this item.
  - **Councilmember Henry** made a motion to approve Fountain View Apartments Phase II, Site Plan, Concept Plan and Preliminary Plat.
  - **Councilmember Hudson** seconded the motion to approve.
  - The motion passed unanimously (5-0).
- D.** “Consider, discuss and act upon Resolution #R-2022-0628-001 regarding participation in the Collin County Park and Open Space Project Funding Assistance Program.”
- Mr. White updated the City Council on this Resolution.
  - Mr. Latham provided information to the City Council regarding this Resolution.
  - Councilmember Henry updated and clarified information regarding this Resolution.
  - **Councilmember Henry** made a motion to move forward with Resolution #R-2022-0628-001 for the Open Space Grant with Collin County, not to exceed \$700,000.00 and Ben White will be the official representative to act on behalf of the City.
  - **Councilmember Wagner** seconded the motion.
  - The motion passed unanimously (5-0).
- E.** “Consider, discuss and act upon an Interlocal Agreement with Region 14 Educational Service Center and/or a Resolution to allow the City to become a Participating Public Agency in the purchasing program known as the National Cooperative Purchasing Alliance ("NCPA") and approving the Master Intergovernmental Cooperative Purchasing Agreement with NCPA.”
- Mr. Latham updated the City Council regarding this item.
  - **Councilmember Henry** made a motion to approve both the Interlocal Agreement and the Resolution for the National Cooperative Purchasing Alliance.
  - **Councilmember Williams** seconded the motion.
  - The motion passed unanimously (5-0).

F. “Consider, discuss and act upon purchasing certain computer hardware and software identified by The Fulcrum Group, Inc., from certain specified vendors through the purchasing program known as the National Cooperative Purchasing Alliance (“NCPA”) under the same terms, conditions and pricing as Region 14 Educational Service Center.”

- Mr. White and Mr. Latham updated the City Council and answered questions they had regarding this item.
- **Councilmember Williams** made a motion to approve this item.
- **Councilmember Hudson** seconded the motion.
- The motion passed unanimously (5-0).
- **Please see updated motion for this item below in item G.**

G. “Consider, discuss, and act upon Statement(s) of Work for the Fulcrum Group, Ind., for the performance of Specified IT Services.”

- Mr. White updated the Council on this item.
- Mr. Latham asked Mr. White questions on this item in which they discussed.
- **Councilmember Henry** made a motion to repeal the motion above in item F in support of purchasing computer hardware and software in the amount of \$186,022.00 and instead move to purchase computer hardware and software from an authorized cooperative purchasing organization in strict accordance with Texas law and obtain services and installation from The Fulcrum Group Inc., not to exceed a combined total of \$186,022.00. This motion is to include item F and item G on this City Council Agenda.
- **Councilmember Williams** seconded the motion.
- The motion passed unanimously (5-0).

H. “Consider, discuss and act upon choosing a date to hold a City Clean Up Day.”

- Mr. White updated the City Council regarding this item.
- Mayor Wiebold and City Council asked staff to research dates for the Fall while it is not so hot.
- **Councilmember Overstreet** made a motion to table this item for the next agenda when staff can come back with some possible dates.
- **Councilmember Williams** seconded the motion.
- The motion passed unanimously (5-0).

I. “Consider, discuss and act upon a City Councilmember appointment to a board position on the Farmersville chamber of Commerce.”

- Mr. White updated the City Council on this appointment.
- **Councilmember Williams** made a motion to volunteer to serve on this board as representation of the City Council.
- **Councilmember Overstreet** seconded the motion to appoint Councilmember Williams.

- The motion passed unanimously (5-0).

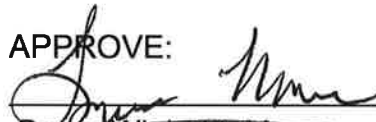
**REQUEST TO BE PLACED ON FUTURE AGENDA**

- **Councilmember Overstreet** request an update on Nelson Brothers, discussion on Air B&B regarding hotel/motel tax, Budget error (possibly to be discussed during the budget workshop on Thursday).
- **Councilmember Wagner** requested discussion on a possible ordinance for truck traffic to stay off of Sycamore Street.


**X.ADJOURNMENT**

**Mayor Wiebold** adjourned the meeting at 7:14 p.m.

APPROVE:

  
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Bryon Wiebold, Mayor  
Tabatha Monk, City Secretary

ATTEST:

  
\_\_\_\_\_  
Tabatha Monk, City Secretary  
Bryon Wiebold, Mayor

