



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
September 27, 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, and Mike Henry were in attendance. Councilmembers not in attendance were Lance Hudson. City staff members City Manager, Ben White, Assistant City Manager, Mike Sullivan; City Secretary, Tabatha Monk, Assistant to the City Manager, Paula Jackson; Police Chief Marsha Phillips, Warrant Officer Rick Ranspot and City Attorney, Alan Lathrom were present.
- Prayer was led by Councilmember Henry and the pledges to the United States and Texas flags were led by Mayor Wiebold.
- City Calendar for any upcoming closings for holidays and meetings.
- The Mayor announced Old Time Saturday, October 1st. The Mayor also acknowledged the new Police Chief, Marsha Phillips.

II. PUBLIC COMMENT ON AGENDA 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (09--13-2022)
- B. Finance Report (August 2022)

Councilmember Overstreet made a motion to approve the consent agenda. **Councilmember Henry** seconded the motion to approve. The motion was approved unanimously (4-0).

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 discussed the striping on the parking lot. They discussed the rules and regulations of the Amenities Board. They discussed basic housekeeping needs for the building.)
- B. Farmersville Community Development Board (Type B)
 - 1. Possible Council Liaison Report: (**Councilmember Henry** advised nothing to discuss.)
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Possible Council Liaison Report: (**Councilmember Williams** updated that they met and reviewed their financial statement and budget, approved 4 payments and approved beginning advertising for an Economic Development person.)

- D. Main Street Board**
1. Possible Council Liaison Report: (**Councilmember Overstreet** no meeting.)
- 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** was not in attendance to give report.)
- G. TIRZ Board**
1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

VI. PUBLIC HEARING

A. “Public hearing to consider, discuss and act upon an amendment to the Code of Ordinances, City of Farmersville, Texas, as heretofore amended, through the amendment of Chapter 77, “Zoning,” by adopting Ordinance #O-2022-0927-002 to create a Historic Preservation Overlay Zoning District for the protection and preservation of individual historic structures and properties as well as the protection and preservation of both potential and designated historic districts by and through the adoption of ordinances containing: definitions; design guidelines; the establishment of a historic preservation body; a process through which structures and districts are designated as being historic; minimum maintenance requirements; a certificate of appropriateness process for modifications and renovations of historic and contributing structures; prohibitions against demolition of historic and contributing structures; and, a permitting process for demolition of dangerous and substandard historic and contributing structures. ”

Mayor Wiebold opened the public hearing at 6:04 p.m.

Jim Foy came forward to speak on this item.

Mayor Wiebold closed the public hearing at 6:06 p.m.

- Mayor Wiebold came back and reopened this item for discussion.
- **Councilmember Henry** made a motion to approve the Historical Overlay Ordinance, #O-2022-0927-002”, with the striking of section 77-121 from the ordinance.
- **Councilmember Williams** seconded the motion to approve.
- The motion passed unanimously (4-0).”

B. “Public hearing to consider, discuss and hear public comments regarding South Lake at South Lake Park situated at 1601 Old Josephine Road, Farmersville, Texas and the impacts being caused by a non-native, invasive aquatic plant named “hydrilla,” and the City’s consideration under the guidance and assistance of Texas Parks and Wildlife of a low-density stocking of sterile Triploid Grass Carp (White

Amur) into South Lake in the Fall of 2022 as a biological control option to reduce the coverage of hydrilla lake wide.”

Mayor Wiebold opened the public hearing at 6:07 p.m.

No one came forward to speak on this item.

Mayor Wiebold closed the public hearing at 6:07 p.m.

VII. READING OF ORDINANCES

- A. Consider, discuss and act upon Ordinance #O-2022-0927-003 amending the Master Fee Schedule to increase water and wastewater fees and other fees and rates.
- Mr. White updated the City Council on this item.
 - Mr. White and Paula Jackson answered questions from the City Council.
 - **Councilmember Williams** made a motion to approve.
 - **Councilmember Henry** seconded the motion to approve.
 - The motion passed unanimously (4-0).
- B. Consider discuss and act upon Ordinance #O-2022-0927-004 regarding the negotiated settlement between the Atoms Cities Steering Committee (ACSC) and Atmos Energy Corp. Mid Tx Division.
- Mr. White updated the City Council on this item.
 - **Councilmember Williams** made a motion to approve.
 - **Councilmember Henry** seconded the motion to approve.
 - The motion passed unanimously (4-0).

VIII. REGULAR AGENDA

A. “Consider, discuss and act upon a low-density stocking of sterile Triploid Grass Carp (White Amur) into South Lake in the Fall of 2022 as a biological control option to reduce the coverage of hydrilla in South Lake at South Lake Park.”

- City Manager, Mr. White updated the City Council on this item.
- Dan Bennett with Texas Parks and Wildlife updated the City Council and answered questions they had.
- **Councilmember Overstreet** made a motion to approve.
- **Councilmember Wagner** seconded the motion to approve.
- The motion passed unanimously (4-0).”

B. “Consider, discuss and act upon a request from Sanitation Solutions, Inc., to increase its collection rates for city-wide solid waste collection by a percentage equal to exceed eighty percent (80%) of what the DFW CPI-U, All Items has increased over the previous twelve (12) month period as stated in the March-April report (which also results in a proportional increase of their franchise fee).”

- Mr. White updated the City Council on this item.
- Mr. White and Paula Jackson answered questions from the City Council.

- **Councilmember Henry** made a motion to approve.
 - **Councilmember Williams** seconded the motion to approve.
 - The motion was passed unanimously (4-0).
- C.** “Consider, discuss and act upon an interlocal agreement with Collin County and the City of Farmersville for Fire Inspection and Fire Plan Review Services.”
- Mr. White updated the Council on this item.
 - **Councilmember Henry** made a motion to approve.
 - **Councilmember Overstreet** seconded the motion to approve.
 - The motion passed unanimously (4-0).
- D.** “Consider, discuss and act upon a Minor Replat for Fowler Addition (316 S. Johnson St.)”
- Mr. White updated the Council on this item.
 - **Councilmember Williams** made a motion to approve this minor replat.
 - **Councilmember Overstreet** seconded the motion to approve.
 - The motion passed unanimously (4-0).
- E.** “Consider, discuss and act upon a Minor Replat for Gaddy South Addition Lot 1 Block A”.
- Mr. White updated the City Council on this item.
 - **Councilmember Williams** made a motion to approve.
 - **Councilmember Wagner** seconded the motion.
 - The motion passed unanimously (4-0).
- F.** “Consider, discuss and act upon Farmersville Economic Development Corporation (4A) regarding projects and budget for FY 2022-2023.”
- Ms. Elise Bobbit, from the EDC Board, updated the City Council on this item.
 - Ms. Bobbit and Mr. Latham answered questions from City Council.
 - **Councilmember Overstreet** made a motion to approve with the striking/removal of the \$30,000.00, (thirty-thousand dollar), contingency under personnel related items.
 - **Councilmember Henry** seconded the motion to approve.
 - The motion passed unanimously (4-0).
- G.** “Consider, discuss and act upon Farmersville Community Development Corporation (4B) regarding projects and budget for FY 2022-2023.”
- Mr. Steve Caspari, CDC Board President updated the City Council.
 - Mr. Caspari, Councilmember Henry and Mr. Latham answered questions.
 - **Councilmember Henry** made a motion to approve.
 - **Councilmember Overstreet** seconded the motion.
 - The motion passed unanimously (4-0).

H. "Consider, discuss and act upon a Presentation by City Manager White, regarding Municipal Development District (MDD)."

- Mr. White presented and updated the Council on this item.
- The Council discussed this item.
- Councilmember Williams updated the City Council on this item regarding streets.
- Mr. Latham answered questions from the City Council.
- Councilmember Overstreet requested a workshop to further discuss this item.
- Councilmember Henry request a workshop on this item as well.
- No motion was needed.

IX. **REQUESTS TO BE PLACED ON FUTURE AGENDAS**

Councilmember Overstreet: Fiber Optic Study, Presentation of the TIRZ Budget; Food Truck Status;

Mayor Wiebold: Discussion on the upcoming holiday schedule for City Council Meetings.

X. **ADJOURNMENT**

Mayor Wiebold adjourned the meeting at 7:42 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Tabatha Monk, City Secretary



