

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
July 26, 2011

The Farmersville City Council met in called regularly called session on July 26, 2011 at 6:00 p.m. in the Council Chamber at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long and Jim Foy. Staff members present were Police Sergeant Brian Alford, Public Works Director Ben White, City Attorney Alan Lathrom, Fire Chief Kim Morris, Finance Director Daphne Hamlin and City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors.

READING OF ORDINANCES – CONSIDER, DISCUSS AND ACT UPON SECOND READING OF ORDINANCE # O-2011-0726-001 ADOPTING DEFINITIONS AND REGULATIONS THAT REQUIRE A MINIMUM 6-TO-12 ROOF PITCH AND ESTABLISH MINIMUM FOUNDATION REQUIREMENTS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENCES

Mayor Helmberger opened this item for Council discussion. No one offered any comments for the second reading of Ordinance # O-2011-0726-001. Jim Foy motioned to approve the ordinance with Billy Long seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

PUBLIC HEARING – TO CONSIDER, DISCUSS AND ACT UPON A FINAL PLAT FOR LOTS 1-4 OF FARMERSVILLE MARKET CENTER II AND REPLAT OF LOTS 1R AND 3R OF FARMERSVILLE MARKET CENTER

Mayor Helmberger opened the Public Hearing at 6:05pm with no one speaking for or against amending the final plat for Farmersville Market Center. Mayor Helmberger closed the Public Hearing at 6:05:20pm.

Mayor Helmberger opened this item for Council discussion. Jim Foy confirmed the access road to County Road 607 is a mutual access road and not a public street. The plat shows the road is being a part of Lot 4 which enters County Road 607. Paul Kelly motioned to approve the Plat as presented with Billy Long seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

WORKSHOP – INFORMATION REGARDING TEXAS STATE SENATE BILL 100, ITS REQUIREMENTS, AND EFFECTS ON THE CITY'S ELECTION PROCESSES

City Secretary Edie Sims gave a report to the Council regarding the changes to the City's election due to Senate Bill 100 which came from the 2011 Texas Legislature. This bill allows the County Elections Administrator to have the authority to deny cities and schools the election equipment on even numbered years. Collin County has made such a decision due to lack of equipment for Federal and State elections which occur one week after city and school elections. Alternatives presented are changing the

election cycle to the November election date or changing the terms of office for elected officials. Neither alternative is recommended at this time. Due to the population size of Collin County, Farmersville is mandated to have a minimum of one electronic voting machine to accommodate handicapped voters the capability of voting by themselves. Researching machines and costs have been a priority and a request of \$10,000 is being made for this year's budget to accommodate purchasing one machine. The Farmersville ISD may share the cost; however Mr. Jeff Adams is waiting to hear from TASB on their reaction to SB100. Council will be kept abreast as news develops.

WORKSHOP – BUDGET WORKSHOP FOR FISCAL YEAR 2011-2012

City Manager John Moran presented a summary as a budget overview. With revenues being down from last year, the revenues have been estimated conservatively. The Library lost \$4,500 from a grant which partially funded their part-time employee. Mr. Moran encouraged the Council to highly consider increasing the effective tax rate plus 3% which will still show a shortfall in the General Fund of \$23,000 for 2011-2012. The reserves have declined in the Utility Fund due to the Utility Rate Study to assist in bringing down the initial cost of the rate increase measures to prevent rate shock. Salaries were distributed more equitably to relieve the General Fund. Mr. Moran did not include any raises for personnel. Mr. Moran also encouraged an increase of the tax rate to possibly the rollback rate. Health insurance has increased 7%. The City pays 100% insurance premium for each employee plus \$150 per month for unreimbursed health care. This amount has been reduced from \$1800 a year to \$1440. Workers Compensation costs have decreased 4% thanks to Police and Fire Departments. Property Insurance will increase since we did not have insurance coverage throughout the City. The overall City Insurance has been increased to be more realistic for catastrophic events; however final costs have not been submitted.

Paul Kelly stated safety programs should be recognized and continued with incentives to attain higher safety standards. Mr. Moran stated that the Public Works Department has had training to help prevent and protect from injuries. Training costs are included for the Fire Department and Police Department as they are at a very high risk of injury.

Mr. Moran stated he has presented a budget which is more or less balanced. On personnel requests, a question has been raised to hire a full time Fire Chief at \$62,500 plus benefits. The Fire Chief is currently paid part-time wages of \$12-15,000 with no benefits. The City has two public works employees who work full time with no benefits. Mr. Moran has requested the Council change these two employees to full time with benefits at a cost of \$19,671. The Public Works Director has requested a 6% salary increase for all Public Works staff costing \$17,369. Mr. Moran stated he does not expect the funds to be available for any salary increases.

Miscellaneous items that have been added to the budget include enforcement of mowing for overgrown lots of \$1,000 and security cameras at City Hall costing \$10,000. Also included was the full salary of the part-time library staff for \$7,800. If liens are collected against properties due to overgrowth, the funds will be replenished to the proper fund.

Items that were not budgeted in the presentation include security cameras on Chaparral Trail and in the City Park; City Hall maintenance of insulation replacement

and air conditioning duct replacement; electric system repairs estimated at \$750,000; water line replacement; sewer line replacement; streets; radio read water meters; mowing contract for approximately \$30,000; clothing for the Fire Department costing \$7,000 and an air conditioner for the Fire Department for approximately \$5,000.

The electric system repairs have been deferred pending the new contract with Sharyland. A draft contract is anticipated however funds need to be placed in Capital Improvements to prepare for improving electric lines and other repairs. Jim Foy suggested new electric rate increases which would generate funds for improvements.

The Farmersville Economic Development Corporation is funding a street inventory study to determine the cost to go out for bonds. The budget reflects a line item of \$50,000 for street repair which will not repair one street, only minor maintenance.

Mr. Moran stated that radio read water meters can save time reading meters, however software and hardware will cost \$20,000. Presently 6 Public Works employees read meters for two full days, and then spend minimally 4-6 hours doing re-reads. Mr. Moran encouraged the radio read meters as they help with efficiency and allow the readers to be aware of leaks in a home. The cost of labor could afford this equipment in one years' time. Mr. Moran stated he may address this issue at a later time through a Performance Contract and offer a comparison to view the savings.

In the current budget, funds were not budgeted for mowing. The City has subcontracted mowing which takes the full City Public Works staff 2-3 days every week during mowing season. Contractors come in 1-2 days per week due to a larger group of workers. Ben White, Public Works Director, stated it is very inefficient to have trained sewer line workers out mowing (as an example). The City has plenty of work using our trained staff on water lines and other projects rather than mowing. In the past, staff was augmented with seasonal workers. The problem is owning enough equipment and keeping it in working condition whereas a contractor hires their own employees and provide all equipment and maintenance for the equipment making it more cost effective for the City to use a contractor. Public Works only maintains the Chaparral Trail from the Spain Athletic Complex to Merit. The 4B Community Development Corporation funded a one-time expense to fertilize and weed & feed the Spain Athletic Complex which made a huge difference in the looks and performance of the fields. Mayor Helmberger questioned the mowing on the Kansas City Southern railroad which is not covered under a contract. Mayor Helmberger was informed that the contract with KCS railroad had expired and needs to be renegotiated.

Fire Chief Kim Morris stated that the Fire Department Volunteers pay for their own t-shirts and ballcaps. Each officer would like to have Class A uniforms to formerly represent Farmersville at functions where proper dress attire is required. Chief Morris also expressed that the air conditioner is not a necessity and could be put off.

City Manager John Moran stated that the electric infrastructure insurance along with the property/liability/worker's comp insurance are pending final numbers from TML. If a catastrophic event occurred in Farmersville, our electric lines would not be insured. Also pending will be an electric rate study which will also investigate wholesale rates. The cost for this study is approximately \$25,000.

Treated water rate increase from North Texas Municipal Water District (NTMWD), estimated at \$36,474 annually, will probably be a pass-thru to the residents of Farmersville. An estimated decrease from NTMWD for the wastewater treatment can be reused for repairs to our sewer lines. Also wholesale water contracts need to have the rates set to recover lost costs.

Mayor Helmlinger concerned that the existing contracts reflect payment to fill the above ground storage tanks. Other contracts he has observed are charge \$1 per thousand gallons. Ben White, Public Works Director, stated he wants to ensure we don't discourage any of our contracted water sources since we have not met the full Take-or-Pay requirements with NTMWD but we do need to recover costs.

City Manager John Moran stated a program he would like to continue in this next year's budget is the Equipment Replacement Fund via interfund transfers. This program was started last year. New items that are in 2011-2012 budget include computer hardware for a Storage Area Network (\$1,000); Police Department patrol vehicle equipment (\$13,500); Police portable radios (\$4,000); Police mobile data computers (\$4,000); Police integrated computer system (\$12,000); Fire Department defibrillator (\$1,700); Fire Department radio headsets (\$3,000); Fire Department fire engine (\$15,000); Voting equipment (\$10,000) with a total of new items requested of \$66,200. The total amount in the Equipment Replacement Fund for Fiscal Year 2011-2012 is \$209,449.

Police Sergeant Brian Alford stated the Police Department has applied for a grant for the portable radios and the computers to accommodate the radios. The plan is to replace one radio per year through 2022. Sergeant Alford answered the question of the number of patrol vehicles with 6 police cars and 1 van used by the Code Enforcement and 1 2006 Ford Expedition which has 65,000 miles used by the Police Chief. Two Ford Crown Victoria's were purchased last year that have 12-16,000 miles. Two Dodge Chargers used for patrol have approximately 62,000 miles. Two older Crown Victoria's are used by the SRO Officer and the CID Officer with either having at or over 100,000 miles each. Jim Foy expressed concern that the year models we have should get 140-150,000 miles before needing to trade or remove from the fleet as they have a longer life. City Manager John Moran stated if the cars are not needed during this coming year's budget, the money can still be in the Equipment Replacement Fund to build a balance so that the vehicles will not have to be financed in the future. Mr. Moran recommended replacing one squad car per year. The Integrated System is software that provides all services out of Collin County according to Sergeant Alford. This System would allow all calls to be dispatched via computer to also include mapping. Another function of this System is to offer the Chief of Police a GPS to see where all patrol cars are located at any given time. Annual maintenance on this System is \$5,000. Paul Kelly expressed concerns of purchasing this System as he understood that was the reason the City purchased the notebooks several years ago to cut down on radio traffic hence cutting costs with Collin County Dispatch.

Mr. Moran stated that the response vehicle for the Fire Department was pushed back last year. Fire Chief Morris stating he welcomes all donations and searches for grant opportunities to fund purchase of fire vehicles. The Fire Department is currently borrowing the defibrillator from AMR Ambulance. Paul Kelly was concerned that every City vehicle is not equipped with this life saving equipment and including one at City

Hall. The only vehicles the City is paying for is the Quint which should be paid in 8-9 years and the pumper truck which will be paid off in 2014.

City Manager John Moran encouraged the Council to consider going to the roll back rate without requiring an election which will be \$.637899. If we use the effective tax rate of \$.60977, it will keep the budget as is with a shortfall. Mr. Moran encouraged a 3-4% increase to keep everything in the budget as presented.

Streets returned to the discussion as problems were described as insurmountable compared to the funds allotted in the budget. Jim Foy stated the Council must look seriously at a bond issue. Ben White also stated that storm drainage and lack thereof is a great percentage of our street problems which needs to be addressed. We can spend funds on repairing but it will ultimately drainage have to be replaced and updated.

WORKSHOP – DISCUSSION AND POSSIBLE DIRECTION REGARDING AN ORDINANCE REGULATING EXOTIC ANIMALS WITHIN THE CITY LIMITS

City Manager John Moran stated he had approached the Council a few months ago with a proposed exotic animal ordinance; however the topic was dropped. Presently the City of Farmersville does not have anything in place if someone decided to have a lion, cobra or other exotic animal. There is presently no way to deal with issues stemming from these types of animals, especially from a public safety standpoint. The need for this type of ordinance is not to be impunitive to anyone, only asking for direction to draft said ordinance. Anyone that currently has an exotic animal would be grandfathered and the ordinance would not be applicable. Paul Kelly asked how the ordinance would be enforced if those that have such types of animals are grandfathered. Mr. Kelly suggested that these animals be registered with the City so that any Public Safety personnel would know this type of animal is in a specific home. Mr. Moran stated an exception could be written into the ordinance for retail of these types of animals. Pansy Hundley stated she did not feel this was an issue at this time. Billy Long and Jim Foy agreed this is an issue of low priority but does need to be addressed. Council concurred to proceed with a draft ordinance after all other dedicated tasks have been completed.

CONSIDER, DISCUSS AND ACT UPON AWARD OF CONTRACTOR FOR PHASE III PRESENTED BY HAYTER ENGINEERING FOR RECOMMENDATION AND ALLOW THE CITY MANAGER TO EXECUTE A CONTRACT

Reeves Hayter with Hayter Engineering came to present the bidding information for Phase 3 of the Highway 380 Utility Relocation Project. The project will be utility relocation on Highway 380 from Floyd Street to Raymond Street which will complete the utility relocation along Highway 380. Mr. Hayter recommended the lowest bidder being AAA Sanitation for \$450,655. This is the same company that completed Phase 2 of the same project. The second lowest bidder was Piddard at \$495,000. Ben White, Public Works Director, stated that by using AAA Sanitation we will be in budget for this project. If another contractor is chosen, we will be over budget. Paul Kelly motioned to award AAA Sanitation the contract for Phase 3 of the Highway 380 Utility Relocation Project with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No items were requested for future agendas.

ADJOURNMENT

Council adjourned at 7:57p.m.

APPROVED


Joseph E. Helmberger, P.E., Mayor

ATTEST



Edie Sims, City Secretary

