



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
July 28, 2020, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members, Mike Henry, Craig Overstreet, Jim Hemby, Dwain Mathers and Terry Williams were all present. City staff members Ben White, Sandra Green, Michael Sullivan, Daphne Hamlin, Kevin Lisman, Rick Ranspot, Kim Morris and City Attorney Alan Lathrom were also present.
- Prayer was led by Benny Mondy, Associate Pastor of Galloway Memorial Church of God in Christ, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
    - Mayor Wiebold thanked Councilmember Terry Williams and city employees for the city clean-up day for a resident.
    - Mayor Wiebold stated that Farmers & Fleas would be operating in August.
  - Presentation from Main Street Board President, Doris Cooks, regarding the Main Street Accreditation.
    - Doris Cooks presented the Main Street Accreditation Award to the City Council.

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

- Donna Williams, who lives at 1985 State Highway 78 N, wanted to discuss the CARES Act funding. She stated the Chamber of Commerce needs to be considered for some of the funding since they have not been able to hold many events this year due to Covid-19.
- Misty Dixon, who owns a business at 120 McKinney Street, stated her business has been closed for six weeks due to Covid-19. She said she is frustrated because the city still needed the water bill paid even though she is not working

and not receiving unemployment. She stated that she hopes the City Council is actively seeking ways to help business owner's downtown whether it is with the Cares Act or some other means.

- Elise Bobitt, who lives at 207 Summit Street, urged the City Council to balance the governance aspect with expedience when it came to the CARES Act funding.

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

- Glen Killian stated he owns 314 S. Washington St. He said he would like to just connect to the sewer line that is already existing. He stated the city is wanting him to extend 100 feet of a new sewer line and install a manhole.

### **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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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.

- A. City Council Minutes for 7-10-20
- B. City Council Minutes for 7-14-20
- C. Board of Adjustment Minutes for 7-14-20
- D. City Financial Report

- Craig Overstreet pulled the City Finance Report and asked about the Restricted Funds.
- Daphne Hamlin stated we just need to clear a few items off the list that have been completed.
  - Motion to approve City Finance Report made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
  
  - Motion to approve items A-C made by Jim Hemby
  - 2<sup>nd</sup> to approve was Mike Henry
  - All council members voted in favor

## 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
  
- B. Farmersville Community Development Board (Type B)
  1. Financials
  2. Possible Council Liaison Report
  
- C. FEDC Farmersville Economic Development Board (Type A)
  1. Financials
  2. Minutes
  3. Possible Council Liaison Report
    - Dwain Mathers stated they had a presentation regarding economic development and the officers were appointed. They talked about façade grants and were presented with the proposed Thoroughfare and Bike Trail Map. He said they agreed they were going to pay \$244,000.00 toward Farmersville Parkway. They discussed fiber and possible grants because of Covid-19. He said they discussed hiring an Economic Development Manager and they are setting aside some money to hire a consultant to come up with an action plan.
  
- D. Main Street Board
  1. Possible Council Liaison Report

- Craig Overstreet stated they elected officers, they discussed Farmers & Fleas and whether to allow it to remain under the Main Street and/or the Chamber of Commerce. He said they voted to turn it over to the Chamber, but there was some question regarding the voting so it may come up on another agenda in the future. He stated they also discussed trash cans, benches, and directional signs.

E. Planning & Zoning Commission

1. Minutes
2. Possible Council Liaison Report
  - Mike Henry stated they voted to move forward with the Comprehensive Plan change from Estate Development to Industrial zoning.

F. TIRZ Board

1. Financials
2. Possible Liaison Report

**VI. PUBLIC HEARING**

A. Public hearing to consider, discuss and act upon Ordinance O-2020-0728-002 regarding an amendment to the Farmersville Comprehensive Plan dated January, 2013, by amending the Conceptual Land Use Plan Map contained therein by changing the land use on approximately thirty-two (32) acres of land from Estate Residential to Industrial. The property is comprised of two tracts of land located along the north side of U.S. Highway 380 (Audie Murphy Parkway) extending in a westerly direction from County Road 699 a distance of approximately 2,100 linear feet more or less.

- Mayor Wiebold opened the public hearing at 6:26 p.m. and asked if anyone wanted to speak for or against the ordinance.
- No one came forward so he closed the public hearing at 6:27 p.m.
- He then continued by reading the caption of the Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING CHAPTER 3 LAND USE OF THE FARMERSVILLE COMPREHENSIVE PLAN, DATED JANUARY 24, 2013, BY AMENDING ORDINANCE # O-2013-0226-001, IN PART, WHICH ADOPTED THE FARMERSVILLE COMPREHENSIVE PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USES REFLECTED ON THE FUTURE LAND USE PLAN MAP FROM ESTATE RESIDENTIAL USES TO INDUSTRIAL USES ON APPROXIMATELY THIRTY-TWO (32) ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND SITUATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT NO. 954 AND LOCATED ALONG THE NORTH SIDE OF U.S. HIGHWAY 380 (AUDIE MURPHY PARKWAY) EXTENDING IN A WESTERLY DIRECTION FROM COUNTY ROAD 699 A DISTANCE OF APPROXIMATELY 2,100 LINEAR FEET, MORE OR LESS; REPEALING ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL**

**IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

- Craig Overstreet stated the property was sold to two concrete plants.
- Dwain Mathers wanted to clarify that the Planning & Zoning Commission approved the item unanimously.
- Mike Henry stated they did.
  - Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Terry Williams
  - All council members voted in favor

**VII. READING OF ORDINANCES**

- A. Consider, discuss and act upon Consider, discuss and act upon the second reading of Ordinance #O-2020-0728-001 adopting the 2020 Design Manuals.

- Mayor Wiebold read the caption of the ordinance.

**AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS ADOPTING THE 2020 EDITIONS OF THE CITY OF FARMERSVILLE'S THOROUGHFARE STANDARDS DESIGN MANUAL, STORM DRAINAGE DESIGN MANUAL, AND THE WATER AND WASTEWATER DESIGN MANUAL (COLLECTIVELY THE "2020 DESIGN MANUALS"), TO AMEND, UPDATE AND REPLACE THE OCTOBER 2017 EDITIONS OF THE CITY OF FARMERSVILLE'S THOROUGHFARE STANDARDS DESIGN MANUAL, STORM DRAINAGE DESIGN MANUAL, AND THE WATER AND WASTEWATER DESIGN MANUAL, RESPECTIVELY, IN THEIR ENTIRETY, SUCH THAT ALL DEVELOPMENT SHALL CONFORM TO THE 2020 DESIGN MANUALS; REPEALING ALL ORDINANCES AND RESOLUTIONS TO THE EXTENT THEY ARE IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

- Motion to approve made by Mike Henry
- 2<sup>nd</sup> to approve was Craig Overstreet
- All council members voted in favor

## VIII. REGULAR AGENDA

- A. Consider, discuss and act regarding vehicle purchases with Enterprise Fleet Management.
- Ben White introduced Alex Westmoreland with Enterprise Fleet Management.
  - Alex Westmoreland went through a presentation that explained the business and how their program would allow the city to manage their vehicle assets. He said that Enterprise could save the city approximately \$18,000 a year on vehicle costs.
  - Mike Henry asked how they can help the city by saving fuel costs.
  - Alex Westmoreland said by allowing the city to have more efficient vehicles.
  - Craig Overstreet asked where the money savings would be coming from.
  - Alex Westmoreland stated primarily maintenance and optimizing on equity.
  - Ben White stated we have not been optimizing the sale of the city vehicles. He said we would buy at a government rate and then sell on an open market.
  - Craig Overstreet asked what kind of contract the city would be looking at.
  - Alex Westmoreland stated that everything is based on a per vehicle agreement and they use master agreements that are not binding at all.
  - Craig Overstreet wanted to know why we are not looking into a local dealer for the vehicles.
  - Ben White stated Tedford Chevrolet could not get us the price that other dealers could.
  - Chief Sullivan stated that not all dealers can get on Buy Board and Tedford Chevrolet cannot.
  - Mayor Wiebold asked which departments had the older trucks.
  - Ben White stated public works has the older trucks.
  - Mike Henry asked when they would consider replacing the vehicles under this plan and how many vehicles would be replaced.
  - Ben White stated within the next fiscal year and they would change over most of the fleet. He said we are competing with other entities for the 2021 models so he would like to move quickly on this opportunity.
  - Dwain Mathers asked if police vehicles were included and asked how it would work with selling the old fleet that we currently have.
  - Alex Westmoreland said police vehicles were included and they would be setting the new vehicles up on an open-ended lease and cash flow.

- Craig Overstreet stated he felt like it was just playing with numbers and that our cost now is maintenance compared to leasing fees if we go with Enterprise.
  - Terry Williams asked if they purchase directly through Chevrolet or through a dealer.
  - Alex Westmoreland stated they recommend the city purchase directly through Chevrolet and not a dealer.
  - Ben White stated he would like to go forward with the next step and bring forward the details and contract at the next meeting.
  - Mike Henry and Dwain Mathers stated they wanted to see the details before they could make a decision.
  - Mayor Wiebold stated more information would be provided at the next meeting.
- B. Consider, discuss and act upon an audit contract with Brooks Watson & Co.
- Ben White stated at the last meeting Council suggested a one year contract and it has been changed to reflect that.
    - Motion to approve made by Jim Hemby
    - 2<sup>nd</sup> to approve was Mike Henry
    - All council members voted in favor
- C. Consider, discuss and act upon using the Farmersville CARES Act funding towards business economic assistance using the Sulphur Springs program as an example.
- Ben White stated the CARES Act funding requires the city to use the funds before December 31<sup>st</sup> and it has to be used on Covid-19 related items that were not budgeted. He stated that conferencing and the ability to work remotely is being considered. It will also help pay the police officers and fire departments hazardous duty pay and other equipment for those departments. He said some have suggested using it towards economic development funds. He stated he heard that Sulphur Springs is doing something similar to this, but none of the ideas are decided. The thought was to spend the money on long term ideas. Some of the thoughts were to make a website and social media platform for businesses within the city to help advertise, show menus, catalogs, links, and contacts. Celina has a page that is not the official city page, but something similar to help advertise. There was the idea that we could do something around billboards and print media. He indicated for the short term the funds could help with utility bills or to start a voucher program. He said they joined both

programs together and you could give vouchers out to citizens and then the businesses could submit those back to the city for CARES Act funding reimbursement. He said he would like to put a program together quickly that could be done through 4B and use them as the approval arm of the city. He suggested that staff go forward with creating this and come to the next Council meeting for approval.

- Craig Overstreet stated the city has to get the money in to the hands of the people that need it.
- Terry Williams stated he liked the voucher program.
- Jim Hemby asked what would happen if someone had a service and not a retail business. He said he felt like the voucher program could show favoritism to certain businesses such as restaurants.
- Mayor Wiebold said he believes some funding relief has to be immediate.
- Jim Hemby asked how much money would be spent by the city and how much would be left over to spend on businesses.
- Mayor Wiebold asked Elise Bobitt to come forward since she was the Chairman of the Innovations & Efficiency Committee.
- Elise Bobitt stated she has heard that people in the community need assistance with utility bills.
- Dwain Mathers stated the ideas that were suggested were from business owners and the idea was to help all the small businesses.
- Misty Dixon stated she does not feel like it should be used for the long term. She feels the CARES Act is for immediate relief. She wanted to know what other cities have done with the money.
- Craig Overstreet stated we need to get the Chamber of Commerce involved in the decisions.
- Lisa Crowder, who works for the Chamber of Commerce, stated they get a lot of calls asking if there is an application process to receive the funding. She believes an application needs to be offered. She stated a lottery was done at a lot of other cities.
- Donna Williams, who is a business owner, stated the city has a website and so does the Chamber of Commerce to advertise on. The businesses can also do their own websites and Facebooks advertising.
- Mayor Wiebold stated we need to see how much money is available and get the money into the hands of the business owner.
- Elise Bobitt and Ben White stated they would hold a meeting to discuss and then bring the information to the next Council meeting.



- D. Consider, discuss and act upon Council liaisons to the Parks & Recreation Board and the TIRZ Board.
- Dwain Mathers asked if one of the TIRZ board members could just come to a meeting and give an update to the Council.
  - Craig Overstreet stated he felt that since they all lived out of the city limits it would be better to have a Council member there to report back so it would be unbiased.
    - Motion to nominate Craig Overstreet to be the TIRZ liaison made by Dwain Maters
    - 2<sup>nd</sup> to approve was Terry Williams
    - All council members voted in favor
  
    - Motion to nominate Jim Hemby to be the Council liaison to the Parks & Recreation Board made by Mike Henry
    - 2<sup>nd</sup> to approve was Dwain Mathers
    - All council members voted in favor
- E. Update regarding the Development Agreement with Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- Ben White stated there were no changes regarding the Nelson Brothers Ready Mix property, except Council approving the Comprehensive Plan change for that area. He said that was the first step to move forward.
- F. Update regarding the Development Agreement with Reliable Concrete.
- Ben White said the 8 foot screening wall was continuing to be built, but they were past the time period they stated. He stated he spoke to them about finishing the wall quickly. The ground cover has not been mowed and they have not installed the irrigation system yet. He said there was a correction on their water bill that the city has fixed and will be billing them for.
  - Mike Henry asked about the status of the plans for County Road 699.
  - Ben White said they have not been completed yet, but they are about 80% complete. He stated the engineers are coordinating with Hunt County and Collin County regarding the roadway and Kansas City Southern Railroad.
  - Mike Henry wanted to know why the plans were not finished by DBI Engineering.
  - Craig Overstreet stated he wanted to discuss the sales tax information and go into more detail about that.
  - Ben White stated reports indicated they have paid some sales tax. They have stated they pay monthly sales taxes to the state, but we are currently waiting for the state to respond to our requests for those numbers.

- Craig Overstreet said the back water bill was substantial. He said it is well over five figures. He indicated three or four bills have gone out and the error was not caught by the city.
  - Ben White stated he had someone take a picture of the meter and it was a process problem that is being corrected. He indicated they are using more water than what we thought.
  - Craig Overstreet said that if the numbers continue Reliable will be producing the amount that Ben White had indicated they would be for sales taxes and water usage.
  - Ben White said he would report back to Council the actual numbers for both sales tax and water usage.
  - Mike Henry asked if the certificate of occupancy for the operations and maintenance would be completed before August 14<sup>th</sup>.
  - Ben White asked Sandra Green if she thought they would hit that date.
  - Sandra Green indicated they would not because they had not applied for zoning on the property yet.
  - Ben White stated they cannot move forward with any construction of the building because the city cannot inspect it until all the other requirements have been met.
  - Mike Henry asked when the public works crew would be finished working on J.W. Spain so they could work on County Road 699.
  - Ben White stated it would be complete in one to two weeks.
- G. Consider, discuss and act upon Resolution #R-2020-0728-001 regarding a professional service agreement with the Texas Coalition of Affordable Power.
- Ben White stated this is a yearly contract that we enter in to that helps us with power that is outside of our electrical grid.
    - Motion to approve made by Terry Williams
    - 2<sup>nd</sup> to approve was Mike Henry
    - All council members voted in favor

## IX. BUDGET WORKSHOP

- Daphne Hamlin stated she was still waiting on the county to give her the certified totals and the current tax rate. She went over a few slides that showed information regarding the budget. She stated the estimated M&O Rate was \$0.486949 and the estimated I&S Rate was \$0.236500. She indicated the I&S Rate brings in only enough money to cover the indebtedness of the city. She said the TIRZ Captured Value last year was \$92,769,294.00, where \$305,619.00 was the total transferred from the city and \$38,109.00 was the

amount transferred from the county. She indicated next year she is projecting it to be an Estimated Captured Value of \$131,020,218.00 and approximately \$638,001.00 would be the estimated transfer from the city. She explained the TIRZ area is growing. She said the preliminary totals for the net tax would be \$304,553,204.00, but she believes the tax rate will be less than \$0.75 this upcoming year. She went over a few items that were above and beyond normal requests that people asked for in the budget. She indicated the revenues are pretty consistent, but there will be some challenges to balancing the budget this year.

- Terry Williams asked why permits went down by approximately \$50,000.00
- Daphne Hamlin stated because there was not going to be as many homes built in the upcoming year, or the apartment complex.
- Craig Overstreet asked about the status of the current budget. He asked if we are going to have a huge deficit to make up.
- Ben White stated we do not catch up until August or September.
- Daphne Hamlin stated the city has been using its reserves to pay for the bonds, but by next year our revenues are supposed to pay for them. She stated she is having some trouble getting the electric fund to balance at this time.
- Craig Overstreet asked if we are having any rate studies done on any of the areas this year.
- Ben White stated he usually does the studies himself at a low level because it costs money to conduct the studies by a professional company. He said he is not recommending any electrical rate increases right now because the PCA is already high and he will look into the water and wastewater rates soon.
- Daphne Hamlin stated that all the boards are working on their budgets right now and they will hold their public hearings and then their budgets would come before Council.

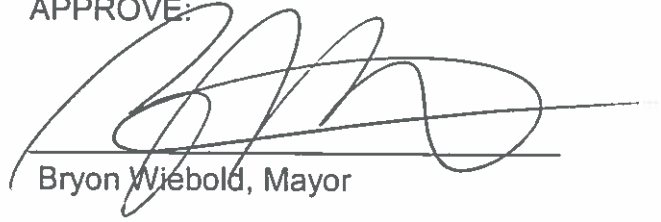
#### **X. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Craig Overstreet requested the updates on the Development Agreements for Reliable and Nelson Brothers.
- Dwain Mathers wanted to request the item regarding NETT and acquiring more land be placed on the agenda.
- Craig Overstreet requested the Enterprise Fleet details be on the agenda.

#### **XI. ADJOURNMENT**

Meeting was adjourned at 8:19 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, City Secretary

