



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
February 9, 2021, 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, Dwain Mathers, Jim Hemby and Terry Williams were all present. City staff members Ben White, Sandra Green, Rick Ranspot, Kim Morris, Charles Kirk, Michael Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Farmersville Warrant Officer, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - City Hall will be closed on Monday, February 15th in observance of Presidents' Day.
 - Mayor Wiebold stated he received a letter from the University of North Texas that informed him City Secretary, Sandra Green, graduated from the Texas Municipal Clerk's Certification Program to become a Texas Registered Municipal Clerk.

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

- No one came forward in person or via teleconference.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward in person or via teleconference.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

B. Public Works Report

C. City Manager’s Report

- Craig Overstreet pulled the Public Works Report.
 - Motion to approve items A & C made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor, except Dwain Mathers who abstained

- Craig Overstreet asked about the galvanized lines and ask how much linear feet there was and what the cost would be to replace them. He suggested there be a report at a future meeting. He also asked about the sewer line at the southwest corner of Camden Phase 3 and the possible overflow issue.
- Ben White stated it was not the sewer, but the drainage ditch. He said it dries up in the summer, but it is not drying up now. They are going to add some clay in there to help it dry up.
- Craig Overstreet asked about demolishing the auxiliary buildings at the Cotton Gin.
- Ben White stated the right-of-way for Hamilton Street was exchanged for the demolition of the buildings.
- Craig Overstreet asked about the time frame for the panel replacement on Welch Dr.
- Ben White indicated it would be sometime in this budget year.
- Craig Overstreet said thank you to the Centennial Committee for providing the funds to remodel the Civic Center.
 - Motion to approve the Public Works Report made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor, except Dwain Mathers who abstained

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. Minutes
 - 2. Possible Council Liaison Report
 - Terry Williams said they are still working on the rules for reopening the Senior Citizens Center.

- B. Farmersville Community Development Board (Type B)
 - 1. Financials
 - 2. Possible Council Liaison Report

- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Minutes
 - 2. Financials
 - 3. Possible Council Liaison Report

- D. Main Street Board
 - 1. Possible Council Liaison Report

- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report

- F. Planning & Zoning Commission
 - 1. Minutes
 - 2. Possible Council Liaison Report

- G. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report

VI. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2021-0209-001 regarding certain proposed amendments to the Farmersville Comprehensive Plan dated January, 2013, including proposed amendments to: (a) Chapter 3, titled "Land Use," including the Future Land Use Plan and the Land Use Type Descriptions for land uses identified on the Future Land Use Plan; (b) Chapter 4, titled "Transportation," and particularly Paragraph B, titled "Master Thoroughfare Plan," including the Master Thoroughfare Plan now identified as the "2020 Major Thoroughfare Plan" together with the text of Paragraph B of Chapter 4 making the appropriate name changes throughout; (c) Chapter 4, titled "Transportation," and particularly Paragraph F, titled "Trail System," including the "Trail Master Plan"; and (d) such other amendments as maybe necessary to Chapter 6, titled "Parks and Open Space," as it relates particularly to Paragraph A, "Summary of Existing Parks" and the "Chaparral Trail Audie Murphy Trailhead."

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE FARMERSVILLE COMPREHENSIVE PLAN DATED JANUARY, 2013, BY AND THROUGH THE AMENDMENT OF CHAPTER 3, ENTITLED "LAND USE," BY AMENDING THE FUTURE LAND USE PLAN AND THE LAND USE TYPE DESCRIPTIONS FOR LAND USES IDENTIFIED ON THE FUTURE LAND USE PLAN; BY AND THROUGH THE AMENDMENT OF CHAPTER 4, ENTITLED "TRANSPORTATION," BY AMENDING SECTION B, ENTITLED "MASTER THOROUGHFARE PLAN," BY AMENDING THE MASTER THOROUGHFARE PLAN NOW IDENTIFIED AS THE "2020 MAJOR THOROUGHFARE PLAN" TOGETHER WITH THE TEXT OF SECTION B OF CHAPTER 4 TO MAKE THE APPROPRIATE NAME CHANGES THROUGHOUT; BY AND THROUGH THE AMENDMENT OF CHAPTER 4, ENTITLED "TRANSPORTATION," BY AMENDING SECTION F, ENTITLED "TRAIL SYSTEM," BY AMENDING THE "TRAIL MASTER PLAN"; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR**

PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

This Ordinance shall take effect after approval and adoption by City Council and with publication of the caption, as the law in such cases provides.

- Mayor Wiebold opened the public hearing at 6:07 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward, so he closed the public hearing at 6:08 p.m.
- Craig Overstreet asked where we were in the approval process of the maps.
- Ben White stated the maps and land use types would be incorporated into the current Comprehensive Plan. He said we will now start the rewrite of the plan and reach out to other boards for assistance.
- Craig Overstreet asked if it came with any recommendations or changes from the Planning & Zoning Commission.
- Ben White stated we changed the road name type to Principal and it was changed to 6 lanes only instead of 4-6 lanes. He also explained that one street was removed.
- Dwain Mathers asked if the Council was approving this at this meeting.
- Ben White stated that is what he would like to see happen so it could be included into the current Comprehensive Plan. He said it would also include the future land use types.
- Dwain Mathers asked if the city could make changes to the plan moving forward.
- Ben White stated it is good to review the Comprehensive Plan and maps every five years or so.
- Mayor Wiebold said he wanted to commend Ben White and Kevin Casey on working two days at workshops for citizens to view these plans. He also asked what these plans could do for the economic development of the city.
- Ben White explained that it is very important. He said this plan has a lot of balance to it that is unique and several uses that are spread out.
- Mayor Wiebold stated this is a living document and can be changed in the future if necessary.
- Ben White indicated that was correct.
 - Motion to approve made by Mike Henry
 - 2nd was made by Jim Hemby
 - All council members voted in favor, except Dwain Mathers who abstained

VII. READING OF ORDINANCES

- A. Consider, discuss, and act upon the first and only reading of Ordinance #O-2021-0209-002 regarding Darrell and Sandra Hall's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.**

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

- Ben White stated this is a case where a property owner is trying to plat and half of their land is in the extraterritorial jurisdiction and the other half is in the county. This ordinance and petition is required in order to include all their property in our extraterritorial jurisdiction to make platting easier.
 - Motion to approve made by Terry Williams
 - 2nd was made by Jim Hemby
 - All council members voted in favor, except Dwain Mathers who abstained

- B. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0209-003 calling a general election for May 1, 2021 to elect Councilmember Place 1, Councilmember Place 3, and Councilmember Place 5.

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CALLING A GENERAL ELECTION FOR MAY 1, 2021 TO ELECT COUNCILMEMBER PLACE 1, COUNCILMEMBER PLACE 3 AND COUNCILMEMBER PLACE 5; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR RUNOFF ELECTION; PROVIDING FOR DESIGNATING POLLING PLACES; PROVIDING FOR EARLY VOTING, NOTICES AND OTHER MATTERS RELATING TO SAID ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

This Ordinance shall be effective immediately upon adoption.

- Motion to approve made by Terry Williams
- 2nd was made by Mike Henry
- All council members voted in favor, except Dwain Mathers who abstained

D. Consider, discuss and act upon the first reading of Ordinance #O-2021-0223-001 regarding changing the name of College Avenue in Camden Park Phase 3.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CHANGING THE NAME OF "COLLEGE AVENUE" BETWEEN BROWN AVENUE AND PROVIDENCE AVENUE IN PHASE 3 OF THE CAMDEN PARK ADDITION AS SHOWN ON EXHIBIT "A"; 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

- Ben White explained Council just needed to choose a name to change College Avenue to so it would not be confused with College Street that already exists.
- Mayor Wiebold suggested naming the street Bob Collins for his efforts for planning and serving at Collin College.
- Terry Williams made a motion to accept Bob Collins as the name of the street.
- Dwain Mathers asked if all the rest of the streets are universities.
- Ben White stated they were.
- Dwain Mathers stated it needed to stay related to a college. He said he recommended naming the street after Jim Foy at the last meeting and it was shot down.
- Craig Overstreet stated they needed time to think about a new name for the street.
 - Motion to table made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor, except Dwain Mathers who abstained

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon Resolution #R-2021-0209-001 supporting the submission of a grant application for the Criminal Justice Grant for the Camera Upgrade Grant.
- Chief Sullivan stated the departments body cameras and in-car cameras are about five years old and are outdated. He said they are applying for a grant to receive the funding for the cameras.
 - Motion to approve made by Mike Henry
 - 2nd to approve was Jim Hemby
 - All council members voted in favor, except Dwain Mathers who abstained.
- B. Consider, discuss and act upon a contract with Collin County Elections for conducting the May 1, 2021 general election.
- Sandra Green stated this is a contract we do every year if we want to have a joint election with Collin County. She explained the cost is \$1,500.00 because they contract with several different entities and the cost for us is based on population. She indicated that staff is recommending approval.
 - Craig Overstreet asked if an election in November would cost the city approximately \$11,000.00 or more.
 - Sandra Green explained it would cost a lot due to the city holding a special election and not holding a joint election with the other entities. The city would have to pay all the costs for the election.
 - Motion to approve made by Jim Hemby
 - 2nd to approve was Craig Overstreet
 - All council members voted in favor, except Dwain Mathers who abstained
- C. Consider, discuss and act upon Resolution #R-2021-0209-002 regarding a budget amendment for the FCDC (4B).
- Ben White stated the budget amendment is to include an additional \$50,000.00 for the Chaparral Trail and an additional \$5,000.00 to their legal services and training budget.
 - Mike Henry asked if the amounts were for this fiscal year.
 - Ben White indicated they were.
 - Motion to approve made by Terry Williams
 - 2nd to approve was Jim Hemby
 - All council members voted in favor, except Dwain Mathers who abstained

- D. Consider, discuss and act upon the bids and recommendation from DBI Engineer's regarding the Wastewater Treatment Plant 1 Trickling Filter Rehab Project.
- Ben White stated DBI Engineers went out for bids and they are making a recommendation that McInnis Brothers Construction, Inc. from Minden, LA be awarded the contract.
 - Mike Henry asked how much the bid was over budget.
 - Ben White stated it is supported by the Texas Water Development Board funds. He said it is offsetting some of the other work we were going to do. He explained it would be a better trickling arm filter because it would be upgraded from a two arm to a four arm and it be electronic instead of hydraulic.
 - Terry Williams asked what it would do to help our capacity at the wastewater treatment plant.
 - Ben White stated it is not hurting us right now, but we have increased plant 2 right now by having it reevaluated by TCEQ.
 - Mike Henry asked if either bidder gave a time frame for completion.
 - Ben White stated the contract would indicate it would be completed within 180 days. He said in order to speed up the process he usually asks for permission to sign contracts and CO's when approving the item.
 - Craig Overstreet asked if the trickling arm was going to be new.
 - Ben White stated it would be new and it is going from two to four arms and will no longer be hydraulic.
 - Craig Overstreet stated he wanted the minutes to reflect his disdain on the way this project has been handled. He said Ben White had told Council that it could be fixed for approximately \$150,000.00 and now it is over \$300,000.00. He has been putting the blame on Ben White and Kimley-Horn since the arm broke, but he realized that Kimley-Horn recommended replacing the arm in their original review of the wastewater treatment plant. He said it has taken almost five years to get it repaired. He believes the way it has been handled is a failure of leadership.
 - Dwain Mathers asked if Kimley-Horn recommended it to be replaced.
 - Craig Overstreet stated they gave the city three options and one of those was to replace it. He said it was not replaced and then it broke. He needs to make a public apology to Kimley-Horn because they did recommend replacing the arm.

- Motion to approve made by Mike Henry
- 2nd to approve was Terry Williams
- Council Member voted as follow:
 - Dwain Mathers abstained
 - Terry Williams voted yes
 - Jim Hemby voted yes
 - Mike Henry voted yes
 - Craig Overstreet voted no

E. Consider, discuss and act upon Resolution #R-2021-0209-003 regarding the sale of surplus police department vehicles and equipment.

- Chief Sullivan stated they have two Ford Explorers that are out of service and they stripped the equipment out of them. He wants to put them up for auction and sell them.
- Mike Henry said he thought we had Enterprise Leasing handling all of our vehicles.
- Chief Sullivan explained they decided since they received a grant for the two Tahoe's they would just go through the old procedure to get rid of these vehicles.

- Motion to approve made by Craig Overstreet
- 2nd to approve was Mike Henry
- All Council members voted in favor, except Dwain Mathers who abstained

F. Discussion regarding project costs, cost estimates and scope for Collin/Farmersville Parkway.

- Ben White stated the priority is to get the roadway completed by March 15 so they can open the campus. He said they are highly focused on Collin Parkway because that gives the college driveway access. He explained because of the water, sewer, cable and fiber are out of the way we can start work on the portion U.S. Highway 380 at Collin Parkway. He said they have weekly meetings with RPM to ensure things are on track. He indicated there is \$213,000.00 additional cost because of the traffic signal at the south side of the U.S. Highway 380 and Collin Parkway. Some of that cost was TxDOT specs to ensure we met the schedule for Collin College, and some utilities have increased the costs as well. He said right now we are \$118,000.00 over budget, so they are going to cut scope. He said they planned on pouring concrete all the way up to the second entrance of Camden Park to the north and then transition to asphalt. He is suggesting they go to a two lane concrete road north of Farmersville Parkway instead of the divided four lane. He said the engineer is looking at

that and stated savings could be around \$120,000.00. He explained that everything we promised the college is getting completed. He stated he is currently working with the North Central Texas Council of Governments (NCTCOG) and that portion of the roadway will be on our plan for eligible grant programs in the future. He explained we could go to another board and ask for the money if we did not want to cut scope.

- Mike Henry made a recommendation to Ben White. He suggested to not put the two lane concrete drive from the first entrance to the second entrance to Camden Park until it is known if he is going to be more over budget.
- Ben White stated he has to get something going contractually.
- Craig Overstreet asked if the signal lights at U.S. Highway 380 and Collin Parkway will meet TxDOT specs.
- Ben White stated they would.
- Terry Williams asked what the status of the pipe fence that is located on the northwest corner of the roadway.
- Ben White stated a contractor the Council agreed to is replacing it.

G. Summary report of TxDOT public scoping meeting concerning U.S. Highway 380.

- Ben White showed the slides that were on the TxDOT website and talked about what is happening in our area. He explained that in Farmersville there are land owners to the south that wanted their voices heard and TxDOT listened to them. They recommended to TxDOT to move the southern path just a little to accommodate land uses.

H. Update on Development Agreement and discussion regarding sales tax, infrastructure and utilities for Patriot Concrete.

- Ben White stated County Road 699 is almost finished. He explained the culvert to the south is installed. He said the zoning is in process with the Planning & Zoning Commission. He said the sales tax has taken a slight dip, but it is has been pretty steady and so has water usage. He stated they continue to be one of our top five contributors in regards to sales tax.
- Craig Overstreet asked for Ben White to provide a graph that would show sales tax and water usage.
- Ben White asked Alan Lathrom if he could show that information because the state has asked him not to publish specific sales tax information for any one entity.
- Alan Lathrom stated he would have to check to see if that is allowed.

- I. Update on boundary agreements.
- Ben White stated he sent an email to Mayor Holt and the City Secretary from the City of Josephine. He said Blue Ridge did not want to speak to us about it. He said he has spoken to Mayor Holt several times in the past, but the agreement has not been approved.
- J. Discussion regarding code enforcement issues around the city.
- Terry Williams stated we are working on expanding our historical district and he wants to make sure it is worth saving. He thinks that heads get turned a lot when it comes to code enforcement. He indicated that he sees junk and trash in yards, along with cars. He explained there are a lot of dilapidated buildings in the city. He said that Charles Kirk is doing the job of two people and he believes we were already behind the curve on enforcement.
 - Ben White stated we are in a complaint driven process right now. We are paying a lot attention to the Camden Park area because they are under construction and Charles Kirk is conducting a lot of inspections. They are working on about 50 or 60 homes right now. He has spoken to Charles Kirk and he has been giving attention to some older code problems. He is working on a location at Rike and Hill that has had legal issues in the past.
 - Terry Williams asked how long it would be before Charles Kirk would receive help.
 - Ben White stated he is under the constraints of the budget and all the departments are in need or more people.
- K. Discussion regarding electric smart meter failure rates.
- Ben White stated the single phase meter is \$350.00 dollars. He indicated last year we had a total of 1,596 electric meters issued. He said we have had 2 fatal errors, 8 blank LCD displays, 13 fail to associate, and 3 low chance of reading errors. That brings the total errors for the year to 26 meters. He said to make things easier we have learned to disassemble it and replace the module if something goes wrong, and that costs the city \$100.00. He said we have only had a 1.6% failure rate over a year.
 - Craig Overstreet asked if the meter had a one year warranty and it seems they are failing after 3 years. He had some homeowner's state the city was replacing over 20 meters at one time due to them failing.
 - Ben White stated Craig Overstreet's comment does not match up to the numbers. He stated the meters have done really well for the city.
 - Dwain Mathers asked if they can be read even if they fail.
 - Ben White stated yes.

- L. Update regarding food trucks, pop-up vendors and temporary permits.
- Ben White stated we have several portable vendors working in the city. He said two of the vendors were associated with a store front. He stated we have received other requests, but we do not allow them because our zoning ordinance does not allow it. There are a lot of cities, like Celina and Frisco that have food court areas. If Council wants to allow them it would require a change to the zoning ordinance and possibly adding an additional ordinance that would cover the details. He suggested letting vendors set up in parking spaces in front of Rambler Park and then beside the Onion Shed. He explained the only issue with the Onion Shed would be that it is rented for weddings and other events and that might interfere. The third idea is to create a food court area that has a roof and an area to pull a food truck into. He indicated that he would like sales tax to be point of sale Farmersville.
 - Craig Overstreet stated we already have ordinances that would address the covered areas, maximum occupancy, restrooms, and sprinkler systems. He said that temporary food court areas may require some additional utilities by the city. He stated it puts everybody on an even playing field if they do not want the investment of a building to house their business. He believes it is worthy to look into and he feels we would all enjoy these types of vendors. He thinks it is not fair right now, because of complaints from business owners and parking issues.
 - Ben White stated staff did not want it to be an issue of food trucks pulling in to a parking space in downtown and selling food. He does not feel this would be fair to the downtown merchants.
 - Dwain Mathers asked if Ben White had a specific area in mind for them to set up.
 - Ben White stated he would like to see all the trucks pulled into a covered area.
 - Dwain Mathers asked if the city would limit it to one day or allow it every day.
 - Ben White stated if it was a permanent covered space it could be done every day because it would be a privately owned food court. The other option would be to have them park around Rambler Park or the Onion Shed. If at these locations we would consider certain days.
 - Jim Hemby wanted to address the two vendors we have today. He said they set up a few times a week and he said does not have a problem with what they are doing. He said it brings about competition and just because they do not own a business should not mean they cannot have their

business and sell their food. He stated he does not want to pigeon hole and make them put in a building to conduct their business.

- Ben White asked if Council would want to allow a food truck to pull right in front of a restaurant and sell food.
- Jim Hemby stated he does not feel they should be able to just pull up anywhere in the downtown area and sell food.
- Dwain Mathers asked if the rules right now state they are not allowed.
- Craig Overstreet asked to hear from the current vendors.
- Benny Mondy said the manager at the Dollar General asked them to set up outside their store. They chose to be there Friday and Saturday's. He said he would eventually like to start a restaurant.
- Mayor Wiebold asked if his selling the food is a significant source of income from them.
- Benny Mondy stated yes.
- Beverly Mondy stated she would like to have a concession trailer to where she can do more things.
- Karina Villareal stated they have been here for 15 years and they started selling at the Hay Loft and cooking at the concession stand at the stadium. Her husband stated they sell their food full time and he would prefer to stay at Hibbits.
- Mayor Wiebold asked if both vendors would be agreeable to come to City Hall for a meeting with Ben White and the Mayor.

M. Update regarding the volunteer fire department staffing.

- Kim Morris said that fire departments as a whole are having staffing problems. They have increased calls all the time and volunteers are having to get up two to three times in the middle of the night to go out on calls. He said eight members of the volunteer fire department are from out of town. They have two members that are moving out of state in the next few months and that will cut the staff down to nine firefighters. He said we offer volunteers a retirement portion the city pays for and they also receive a \$300.00 clothing allowance at the end of the year. He realizes there are other personnel staffing issues within the city. He said he is going to apply for a grant. It would pay for the one year salary of a staff person and then ½ of the salary the next year. After the second year, the city would have to pay for the employee 100%. He explained it would be a federal grant and he is going to ask for two people. He said the grants are hard to get, but the calls are going to keep increasing as the city grows.
- Mayor Wiebold asked about the starting salary for a staff member.
- Kim Morris stated probably around \$45,000.00 a year.

- Dwain Mathers asked how this would affect the budget because it is a bad situation and the staff is needed.
 - Ben White stated we have been a little creative with the TIRZ funds in regards to supporting the fire department. It is important to get the right economic development going in the city so we can receive more revenues.
 - Craig Overstreet asked what the effects would be if we were not awarded the grant.
 - Kim Morris stated it could affect our ISO rating.
 - Craig Overstreet said that if it affects our ISO then it starts coming out of citizens pockets because insurance rates would increase.
 - Ben White stated he believes our growth will help with this and he is concerned about the third year of having to pay the entire cost of the employee. He said he wants to work with Daphne Hamlin and the TIRZ board about financing.
- N. Update regarding the newly acquired portion of the Chaparral Trail.
- Ben White stated he gave a presentation to the Hunt County Commissioners and they said they would sponsor one of the grants. He said four grants have been submitted on time and we are waiting to hear if we received the funding. He explained we will have to budget with 4B in May or June.
 - Dwain Mathers asked if Hunt County or any of the cities the trail is located in have any interest in help funding the project.
 - Ben White said no. He said Collin County has Open Space Grants and maybe Hunt County has something like that.
- O. Update regarding the streamlining of building processes.
- Mike Henry stated when he visited with some of the builders downtown they explained it was difficult to receive permits and it was taking three months to receive them. He wanted to know if there is a packet that the city gives out to show what is required at the time of application to receive a permit.
 - Ben White went over the building permit application. He said most of our issues come up with building owners that do not have any experience with building or permits. He said the problem is they get into platting issues sometimes that affect the timing of their project.

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mike Henry wanted the contract for the sewer arm trickling filter and an update on regarding the 4A board hiring a consultant to look into hiring an EDC Director.
- Dwain Mathers wanted an item to discuss the procedure for voting on items at the City Council meeting.
 - Dwain Mathers indicated because of the way the voting was being done he did not vote all night, so he really abstained on every item.
 - Mayor Wiebold told City Secretary, Sandra Green, to make sure the minutes reflected Dwain Mathers abstained from all votes at the meeting.

X. ADJOURNMENT

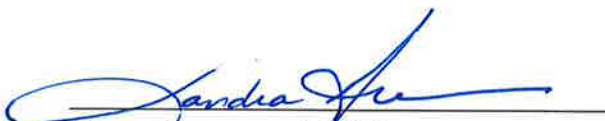
Meeting was adjourned at 8:30 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, TRMC
City Secretary

