



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
February 23, 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, Daphne Hamlin, Michael Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

- Motion to approve made by Craig Overstreet
- 2<sup>nd</sup> to approve was Terry Williams
- 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. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. 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. Possible Council Liaison Report

- Mike Henry stated they had a public hearing regarding accessory structures that passed. They held another public hearing on Industrial Zoning that was tabled and continued to the next meeting because there were technical issues with people speaking via teleconference. He said they also conditionally approved the following plats: Brunswick Addition, Hall 613 Addition and the Mosley 2194 Addition. He explained they disapproved the concept plan and preliminary plat for the Rikepur Addition and also disapproved the concept plan and preliminary plat for Camden Park Phase 4.

G. TIRZ Board

1. Possible Council Liaison Report

**VI. READING OF ORDINANCES**

- A. Consider, discuss and act upon the first reading of Ordinance #O-2021-0309-001 regarding changing the name of College Avenue in Camden Park Phase 3.

- **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 that Sandra Green put a list of all the streets in Camden Park in the agenda packet.
- Mayor Wiebold stated it could be renamed Dartmouth.
- Craig Overstreet suggested it be named Camden.
  - Motion to rename the street to Dartmouth made by Mike Henry
  - 2<sup>nd</sup> was made by Terry Williams
  - All council members voted in favor

**VII. REGULAR AGENDA**

- A. Consider, discuss and act upon the minor plat of the Brunswick Addition, Lot 1 & 2, Block A.

- Mike Henry stated the plat was conditionally approved at the Planning & Zoning meeting until they address all the comments in the letter from DBI Engineering.
  - Motion to conditionally approve the plat until all the comments have been addressed and approve the ETJ Facilities Agreement made by Craig Overstreet
  - 2<sup>nd</sup> was made by Mike Henry
  - All council members voted in favor
  
- B. Consider, discuss and act upon the minor plat of the Hall 613 Addition, Lot 1 & 2, Block 1.
  - Mike Henry stated the plat was conditionally approved at the Planning & Zoning meeting until they addressed the comments in the letter from DBI Engineering.
    - Motion to conditionally approve the plat until all the comments have been addressed and approve the ETJ Facilities Agreement made by Terry Williams
    - 2<sup>nd</sup> was made by Mike Henry
    - All council members voted in favor
  
- C. Consider, discuss and act upon the final plat of the Mosley 2194 Addition, Lot 1, Block 1.
  - Mike Henry stated this plat was conditionally approved at the Planning & Zoning meeting until they addressed the comments in the letter from DBI Engineering.
    - Motion to conditionally approve until all the comments have been addressed and approve the ETJ Facilities Agreement made by Mike Henry
    - 2<sup>nd</sup> was made by Jim Hemby
    - All council members voted in favor
  
- D. Consider, discuss and act upon Resolution #R-2021-0223-001 regarding the CAT Financial Modification Agreement for backhoe leases.
  - Ben White stated this agreement will extend our lease with CAT because the original agreement is expiring. We are needing to replace a few of our backhoes, but they are about five to six months out from receiving new ones. We will wait until the next budget year to change them out.
  - Mike Henry asked about the time frame of the lease.
  - Ben White stated we would buy out the lease in October.

- Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> was made by Terry Williams
  - All council members voted in favor
- E. Consider, discuss and act upon allowing City Manager, Ben White, to sign the contract and documents for the Wastewater Treatment Plant 1 trickling arm filter.
- Ben White stated the Council forgot to include in the motion at the last meeting that he would be allowed to sign the contract and documents for the trickling arm filter. He stated if any substantial changes were made he would bring those changes back to Council.
  - Craig Overstreet asked if the project was sent out for bids.
  - Ben White said it was and the bids were presented to Council at the last meeting.
    - Motion to approve made by Terry Williams
    - 2<sup>nd</sup> was made by Mike Henry
    - All Council members voted in favor, except Craig Overstreet who voted no.
- F. Update regarding the inclement weather in the City of Farmersville.
- Ben White presented a slide show of issues that affected the city and future preparations that will be taken as a result of the cold temperatures. He thanked the staff and past and present City Council members for their support. He explained we will probably have to deal with pass through rates because of the extreme temperatures.
  - Mike Henry asked if the pass through rates would be coming from the Public Utility Commission.
  - Ben White stated they would be ERCOT pass through rates, but we have solar and wind power that we invested in several years ago as well. He is hopeful that the solar panels produced some electricity to offset some of the cost. He explained that Garland had to pay a premium from their gas and they used units they typically do not use.
  - Craig Overstreet stated he believes the Council should host a come and go luncheon for the city employees for their hard work and dedication.
  - Dwain Mathers asked if it was true that they only turned the power off one time to each homeowner.
  - Ben White said typically that was how it was done, but some homes did not lose power at all.
  - Dwain Mathers stated he believes city staff did a great job.

- Ben White said the large commercial businesses and school buildings never lost power.
- Mayor Wiebold thanked all the city staff for their hard work and said a luncheon for staff would be a great idea.
- Ben White stated the Governor, through the PUC, has stated that residents cannot be shut off for not paying their bill right now. He suggested that people still continue to pay their bill so they do not get behind, but said the city will allow people to sign up for a payment plan to help.

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

- Craig Overstreet wanted an update on Farmersville Parkway and the accessory structure ordinance.
- Mike Henry wanted an item concerning the process for the contracts of the trickling arm filter for WWTP #1.
- Terry Williams wanted an update on Collin Parkway.
- Dwain Mathers requested that Covid funding for small businesses be discussed again because a few businesses did not receive funds.

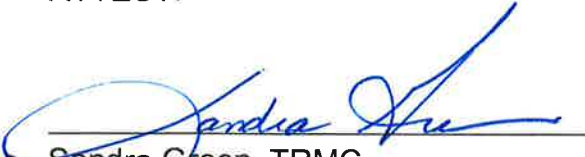
**IX. ADJOURNMENT**

Meeting was adjourned at 6:53 p.m.

APPROVE:

  
\_\_\_\_\_  
Bryon Wiebold, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Green, TRMC  
City Secretary





February 17, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Brunswick Addition – Minor Plat  
Dated February 3, 2021

Mr. White,

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed

- The property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Minor Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.

DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442  
OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM  
FIRM REGISTRATION NO: F-002225



February 17, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Hall 613 Addition – Minor Plat  
Dated February 2021

Mr. White,

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- The North Farmersville WSC utility service letter only references one meter. A revised letter stating they have the capacity to serve an additional meter will be needed.
- The property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Minor Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.

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FIRM REGISTRATION NO F-002225





February 18, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Mosley 2194 Addition – Final Plat  
Dated January 2021

Mr. White,

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- Plat should be designated as a Minor Plat.
- The property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Mosley 2194 Addition be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style.

Jacob Dupuis, P.E.

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