



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
March 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 and Terry Williams were all present. Jim Hemby was not in attendance. City staff members Ben White, Sandra Green, Rick Ranspot, Kim Morris, Daphne Hamlin, Frank Gonzalez, Steven Lail and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Fire Chief, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Applications for Boards and Commissions are now being accepted. An application can be downloaded on the website or picked up at City Hall.
 - From March 1st through March 29th citizens may notice a Temporary Change in Disinfectant from NTMWD. Please see more information on the city's website.

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

- Benny Mondy, who resides at 210 N. Washington, stated in a meeting he had with the City Manager and Mayor it was said that his pop-up business was breaking the law. He asked how he was breaking the law. He said he was told to get necessary information and the permit would be issued. He said the

Manager at the Dollar Store is asking why he cannot set up there like he wants to.

- Ben White stated that our current ordinance does not allow pop-up vendors or food trucks within the city limits. He explained there are currently two businesses the city has decided to allow to operate at this time. He said he made a comment that he was breaking the law in joking manner. We are trying to be lenient until a decision is made to either allow them or not and an ordinance is created.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

- Craig Overstreet pulled the Public Work’s Report and the City Manager’s Report.
 - Motion to approve items A and C made by Mike Henry
 - 2nd to approve was Craig Overstreet
 - All council members voted in favor
- Craig Overstreet asked what the high speed internet item was talking about in the Public Work’s Report. He said the report showed that a detailed business plan had been started. He asked who gave him the direction to move forward with that.
- Ben White stated he is trying to produce a business plan document that can be presented to Council to see if it is something they want to consider and move forward with.
- Mike Henry asked about the status of Farmersville Parkway showing it was in the engineering phase at 30%. He said he thought the engineering was complete.
- Ben White stated it should be the construction phase, not the engineering phase.
- Mike Henry asked about the driveway to Collin College.

- Ben White stated they will be accessing the College off Collin Parkway. He said a portion of the road will be opened up for students only. Bob Tedford will remain a flex base entrance to the site.
- Mike Henry asked about the completion date of the road.
- Ben White stated it should be complete by the end of April.
- On the City Manager's Report Craig Overstreet asked about the platting of the Patriot Concrete site.
- Ben White said the Planning & Zoning Commission are discussing the change of the industrial area from High Impact to Heavy Industrial 2 right now. After the ordinance is changed they will continue on with the other processes.
- Dwain Mathers asked about the Chaparral Trail grants and wanted to know how many were applied for.
- Ben White stated four grants were applied for. Out of those that were applied for, three have funds already budgeted. He indicated those grants will not even be awarded until August or September sometime.
 - Motion to approve the Public Work's Report and the City Manager's Report made by Craig Overstreet
 - 2nd 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. Minutes
 - 2. Possible Council Liaison Report
 - Terry Williams stated they reviewed the amended and proposed rules for the Senior Citizens Center.

- B. Farmersville Community Development Board (Type B)
 - 1. Possible Council Liaison Report
 - Terry Williams said they spoke about the two billboard contracts that are up for renewal. They are going to a month-by-month payment until they discuss further.

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

- D. Main Street Board
 - 1. Possible Council Liaison Report
 - Craig Overstreet said the Chamber of Commerce let them know that on Saturday, April 3, the Farmersville Market would have the Easter Bunny who would appear in two different locations. They tabled the discussion of trash cans and benches until August and they tabled their work plan discussion.

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

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

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

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the second 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.

- Sandra Green apologized to the Council for leaving Dartmouth off the list of street names that were already taken.
- Dwain Mathers recommended Duke Street.
 - Motion to rename the street to Duke Street made by Dwain Mathers
 - 2nd was made by Mike Henry
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon a Historic Society Beneficiary Letter.
- Ben White explained the Historic Society came to him because they are a non-profit organization and they own the Bain-Honaker home and the lot next to it. They have asked that the city be the beneficiary of the property in the event their organization dissolves or something else happens. He asked for permission from Council to allow him to sign a letter listing the city as the beneficiary. He said he would ask the City Attorney to write the letter.
 - Craig Overstreet asked if the original deed would allow us to do that and if it would prohibit the city from taking over the property if the non-profit is dissolved. He said he wants to make sure the deed is reviewed before signing the letter.
 - Ben White stated he would have the City Attorney review the deed.
 - Terry Williams made a motion to approve with the review of the deed.
 - Dwain Mathers wanted to know what they wanted us to do with it the property.
 - Ben White stated they are not putting any restrictions on the land at this time.
 - Craig Overstreet just wanted to make sure there was no issues with the deed and no liens were on the property.
 - Alan Lathrom explained that he would research the deed and draft a letter that would come back before Council for consideration.
 - 2nd was made by Mike Henry
 - All council members voted in favor

B. Consider, discuss and act upon the Farmersville Street Capital Support Strategy.

- Ben White stated there is a six step strategy for the budget that he would like to go by in order for the streets to get fixed in the future. He said the problem is the lack of money to fix the streets. He indicated this plan would allow us to improve one street a year. He is suggesting to continue working with TIRZ to fix interface streets. He explained one example of a street that TIRZ is repairing is Welch Dr. He said by the next budget year they will be doing panel replacements. He would also like for TIRZ to increase funding for fire and police serving in the TIRZ zone. He explained his plan shows that 20% of sale tax revenues would come of the top for the street budget every year. He said if we increased the ad valorem tax that would give us more money for streets. He said we could increase the street budget by 20% every year until the budget reached \$550,000.00 per year. He said we would also have to find money in other departments and that would be hard to do. He said we could apply for TxCDB grants for streets as well. He explained the city would need at least the matching funds in the budget if we were awarded any grant. He stated streets are very expensive and we try to complete them as economically feasible as possible. He stated he was looking for direction from Council as to how they want to move forward into the next budget year.
- Craig Overstreet said he believes it is long overdue, but we have to be disciplined and make sacrifices because it is not a lot of money.
- Ben White said the idea is to build up the general fund. We have to get a different mix of businesses in town so we can raise our general fund. We do not want the citizens to pay higher rates to achieve this goal.
- Mike Henry stated the city has to start somewhere or we will never get the streets fixed.
- Dwain Mathers asked if this plan was similar to what other cities have done to fix their roads.
- Ben White sated yes and Plano started the same way with one street a year.

C. Discussion regarding Covid funding for small businesses.

- Ben White said the city awarded small business grants to business that applied and were approved back in December. There were a few business that did not apply for the grants for varies reasons. Two locations are asking for consideration now and one is not.
- Dwain Mathers stated because the city messed up he is asking that we make it right. He is wanting the city to take it out of the additional money the city received in December.
- Mike Henry stated at what point it stops being the city's fault the businesses did not apply. He said the grant application process was publicized in the newspaper and other social media avenues.

- Ben White stated we did publish it in the newspaper and our Main Street Manager was personally getting the word out. There was a small time frame that everyone had to apply in order to receive the money.
- Mayor Wiebold asked if any of the businesses applied for the Collin County Grant.
- Ben White stated he believes one tried, but he is not sure if they completed the process.
- Kevin Casey stated word got out about the grants by placing it on the Main Street's Facebook page and the City's website. He explained notice was also sent to the Chamber of Commerce and the newspaper.
- Ben White stated all the businesses could have applied for the Collin County Grant as well.
- Dwain Mathers stated we were delayed in moving forward with our grants because of the county grant and he feels it is unfortunate that these businesses did not receive funds. He said it would be easy to make it right.
- Mayor Wiebold asked if the \$100,000.00 the city received in December could be used for these businesses.
- Ben White stated that was funding for police and fire. He does not know if it could be spent for that. He said that it will be used for IT for the police department and fire department.
- Craig Overstreet asked that the city attorney look into the legality of it because those businesses missed the deadline for applying.

D. Discussion regarding a possible Residential Renovation Incentive Program.

- Ben White explained there is a program that Denison is using for the renovation of homes in their town. It allows residents and commercial businesses to renovate their properties that would increase the value. He went over some of the perks of the renovation program in the City of Denison.
- Dwain Mathers asked who pays the rebate fee.
- Ben White stated the rebates are done after the fact and the city would pay those from the ad valorem taxes. He explained he would recommend utility bill rebates and area street signs could be upgraded.
- Craig Overstreet said the City of Richardson has been doing a program similar to this for years.
- Ben White said he thinks it is a great program and is proposing to create a resolution and bring it before the Council for review.
- Terry Williams wanted to compare what the City of Richardson is also doing.
- Mayor Wiebold said he has spoken to several builders throughout the city and they really like the idea.

- Alan Lathrom stated he would recommend Council review The City of the Colony's program as well.
 - Direction was given to staff to move forward and blend those cities program into a program for the City of Farmersville and bring back to Council at a later date.
- E. Discussion on the linear feet and cost associated with the replacement of galvanized pipe throughout the city.
- Ben White stated the galvanized pipes are real problems, but he does not have the money to replace them. They show up on his Public Work's Report, but they are always low priority because of the cost. He gave the cost of a contractor replacing them and listed the streets where the galvanized pipes are located. He said the city is constantly flushing the lines because of the pipes. We are just now getting into a situation with our water budget to where we can maybe do a project. He explained our number one project is our elevated water tank on the north side of town. He indicated that the city does not have the money to fix that either.
 - Craig Overstreet asked if there is a matching funding through the state that would help.
 - Ben White said there is a clean water fund and he constantly asks Eddy Daniel from DBI Engineering how we can get funds to help with items like this. He said we are finally getting to our take or pay with the water system. He wants to do something that is cash related or grant related, but he does not want to take out another loan that would cause more debt.
 - Craig Overstreet said the galvanized lines are not acceptable to the citizens. He recommended that as the city prepares the budget we consider rate increases for the water and sewer rates so we can fix these lines.
- F. Update on the FEDC (4A) consultant regarding the possibility of hiring an Economic Development Director.
- Ben White explained he highly supports an EDC Director for the city. He said we need the mix of commercial and residential in order to help the city. He stated he helps with economic development, but someone full time would be more beneficial.
 - Mike Henry asked where 4A is on hiring a consultant.
 - Dwain Mathers said they had a budget of \$20,000.00 to hire a consultant. At the next meeting they will discuss going with a consultant or they could bypass the consultant and go from there.

- Ben White stated they are talking to other cities and developing data to help make their decision.
 - Dwain Mathers said they are also developing a scope of work. He said he believes it would allow Ben White to do his job and not worry about economic development.
 - Craig Overstreet stated he feels the city will eventually be bypassed and the tax base will never be where it needs to be if we are not proactive and aggressive. He explained the city has to extend the tax base. He said the Home Rule Charter would allow us to expand the extraterritorial jurisdiction of the city. He said he is not sure when the city needs and EDC Director, but we are at the tipping point.
 - Ben White stated that he agrees with the Home Rule Charter statement because it expands the city's jurisdiction.
 - Dwain Mathers explained that the Comprehensive Plan comes into play too and an EDC Director would be needed to implement that.
 - Craig Overstreet stated the college and Farmersville ISD is growing. He explained it is important to have orderly growth in the city.
 - Mike Henry said he wanted this item on the agenda because nothing has been done yet and he believes it is time and they need a job description.
- G. Update concerning electrical distribution system.
- Ben White stated we received a bill from the City of Garland for the amount of electricity that was used over the last month during the inclement weather event. He showed some data that indicated the load data and charges/payments. He said we have a bill of \$706,876.39 to pay and he is wanting it to be paid with the electrical system. Some cities are increasing their PCA in order to pay the fee over time. He is recommending we get into a five year note and repay the loan within three years. He said it would increase our PCA charge approximately 1 cent or less per kWh. He explained the market is going to change and we are going to be changing with it. He wants Council's direction on what they want to do.
 - Craig Overstreet asked who the holder of the debt would be.
 - Ben White stated it would be in the bond market. He said one option, if Garland demands we pay the bill before the 1st week in April, could be to pay it in cash and then reimburse the account later with the loan. But, he does not want it to affect our bond rating. He believes there would be legality issues with that because he does not think you can take out a loan and use it to the replace money in the general fund. He said he wants to get a note to cover the costs.

- Dwain Mathers asked why we would need more money than what the debt would be.
- Ben White stated the PCA is negative right now too.

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted an annual report on the fire and police hazmat training and the potential for problems.
- Mike Henry wanted an update on the execution of the Wastewater Treatment Plant 1 trickling arm filter contract, and an update on Collin Parkway and Farmersville Parkway.

IX. ADJOURNMENT

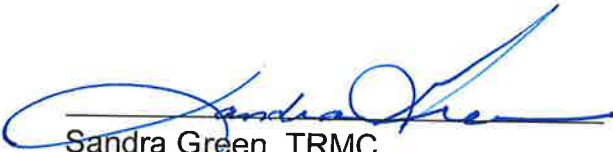
Meeting was adjourned at 7:53 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, TRMC
City Secretary

