

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
March 10, 2015

The Farmersville City Council met in regular session on March 10, 2015 at 6:27pm in the Council Chambers at City Hall with the following members present: John Klostermann, John Politz, Michael Hesse and Jim Foy. Mayor Helmberger was absent along with Councilman Russell Chandler. Staff members present were City Manager Ben White, Fire Chief Kim Morris, City Attorney Alan Lathrom, Warrant Officer Rick Ranspot and City Secretary Edie Sims. Planning & Zoning Chairman Bryce Thompson was present.

Item I) CALL MEETING TO ORDER, ROLL CALL

Mayor Pro-Tem Jim Foy called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Pro-Tem Jim Foy welcomed all guests and visitors. Benny Mondy, one of the pastors of Galloway Memorial Church of God in Christ, offered the invocation with Mayor Pro-Tem Jim Foy leading the audience in the Pledge of Allegiance to the American Flag and the Texas Flag.

Benny Mondy offered his gratitude to the Emergency Medical Services for their quick response and their professionalism while working with Don Mondy. Although he passed away, the efforts, kindness and consideration to the patient and family was greatly appreciated.

Mayor Pro-Tem Jim Foy announced the Jazz on Main concert event to be held March 21st at Sugar Hill Café.

Item II) CONSENT AGENDA

Jim Foy requested Item G – Public Works Report be pulled for further discussion. With no other items requested for discussion, John Klostermann motioned to approve Items A, B, C, D, E, F, H and I as presented with Michael Hesse seconding the motion. Motion carried unanimously.

Mr. Foy questioned the Hill Street sidewalk project whether there is a pedestrian traffic requirement over Hill Street. City Manager Ben White informed the Council there was a sidewalk that connected the west side of the railroad tracks to the east side of the railroad tracks before TxDOT improved the railroad crossing on Hill Street. With the improvements, the existing sidewalk was covered and TxDOT will be installing a new sidewalk which will connect to the railroad tracks. Drainage will also be considered.

Mr. Foy also questioned the major infiltration source under the Waste Water System section. City Manager Ben White indicated during the recent rain events, a major source of water infiltration was found along a 10" wastewater line between Gaddy and Yucca. After cameras saw a blockage, the lines were cleared. Flodars will be installed to re-evaluate the flow to see if this problem caused a large infiltration problem.

With no other comments, Michael Hesse motioned to approve the Public Works Report as presented with John Politz seconding the motion. Motion carried unanimously.

Item III) INFORMATIONAL ITEMS

Council did not request any information or clarification regarding Informational Items.

ITEM IV – A) PUBLIC HEARING – CONSIDER, DISCUSS AND ACT UPON A PLAT FOR THE FARMERSVILLE ISD PROPERTY LOCATED BETWEEN STATE HIGHWAY 78 NORTH AND WILCOXSON STREET

Mayor Pro-Tem Jim Foy opened the Public Hearing at 6:38pm and stated the property had not been platted. Mr. Foy asked those in the audience FOR the plat submission to come forward. Ronny Klingbeil, with RLK Engineering and engineer for the project, came before the Council stating all concerns through the platting process have been rectified including the easement for a future water line to loop in front of the Junior High. With no one else coming to speak FOR the plat, Mr. Foy asked for those OPPOSING the plat submission to come forward. With no one coming forward, Mr. Foy closed the Public Hearing at 6:41pm.

City Manager Ben White informed the Council of Planning and Zoning's conditional approval regarding the utility easement which included the water meter along Gaddy Street which has since been completed and was presented to the Council. John Klostermann motioned to approve the plat as presented with Michael Hesse seconding the motion. Motion carried unanimously.

ITEM V – A) ONLY READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE CANCELLING THE MAY 9, 2015 CITY GENERAL ELECTION

With no changes requested, John Klostermann motioned to approve the ordinance as presented with Michael Hesse seconding the motion. Motion carried unanimously.

ITEM V – B) FIRST READING – CONSIDER, DISCUSS AND ACT UPON AMENDING THE MASTER FEE SCHEDULE REGARDING CERTIFICATE OF OCCUPANCY FEES

City Manager Ben White informed the Council of an audit performed to include the Fire Marshal's fees. For inspecting a new business, the Fire Marshal charges \$95. Bureau Veritas also inspects the new business for structural and code compliancy. Their charge is \$77. The City currently charges \$30 and is not covering the actual costs incurred. Some cities are charging \$200. Understanding the proposed increase is quite significant, Mr. White expressed his concern of businesses paying for their need versus the taxpayers. Most of the inspection process is related to safety issues. With no further discussion, John Klostermann motioned to approve the ordinance as presented with Michael Hesse seconding the motion. Motion carried unanimously.

ITEM VI – A) RECEIVE AUDIT REPORT FOR THE 2013-2014 FISCAL YEAR

Mayor Pro-Tem Jim Foy recommended the Council delay receiving the audit until the Mayor and full Council will be present. This item has been postponed to the next Council meeting.

ITEM VI – B) CONSIDER, DISCUSS AND ACT UPON AWARDING THE S WASHINGTON/W SANTA FE WATER/SEWER LINE PROJECT TO MORTON CONSTRUCTION COMPANY

City Manager Ben White recommended awarding the project to Morton Construction Company. A current project is being performed by Vessels Construction, who bid on the S Washington/W Santa Fe water/sewer project, however Vessels Construction was not the lowest bidder. Morton's bid came in at \$128,610. If approved, the contract will be presented at a later Council meeting. Mr. White indicated a Change Order may need to be presented to lower the scope of the project.

The project entails the entire length of South Washington from Santa Fe to Sid Nelson. Both water and sewer lines have been problematic and must be moved out of the street and into easements. This project must be completed before a new street can be installed. If not, the utilities will adversely affect the street. The project will take a maximum 60 days to complete but could possibly be done in 45 days. Sodding is an alternate which can be used on the project. John Politz motioned to award the project to Morton Construction Company with John Klostermann seconding the motion. Motion carried unanimously.

ITEM VI – C) CONSIDER, DISCUSS AND ACT UPON AN AUDIT OF BUILDING INSPECTION FEES, FIRE INSPECTION FEES AND CERTIFICATE OF OCCUPANCY FEES

City Manager Ben White reminded the Council of their request to compare actual costs versus fees charged for the newly constructed dentist office. Mr. White demonstrated the financial status of the Retainer Fee and how the expenditures were applied. With the building permits being tracked separately, an overage is shown in the amount of \$474.20 which will be refunded to the owner. During this process, Mr. White investigated 10 other projects during the past year. Some issues were found and have since been corrected through improved procedures. Overall the process is working very well. The building fees are pre-calculated based on the Master Fee Schedule.

The Fire Marshal is related as a piece of the fee structure. Outside the Certificate of Occupancy, the Fire Marshal inspects each business on an annual basis. The charge for this inspection is \$25. Presently the City is paying for this service. Mr. White recommended the businesses should pay as this is a business related expense. The taxpayers should not incur this cost. Mr. White offered to continue this service for the remainder of this fiscal year and advertise for a year that inspections will be paid by each business in the following fiscal year.

Jim Foy stated it is important to cover all costs incurred. With the action taken earlier with the Master Fee Schedule ordinance, no action is required through this agenda item.

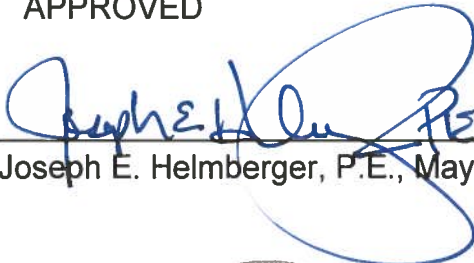
ITEM VII) REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No one requested items for future agendas.

ITEM VIII) ADJOURNMENT

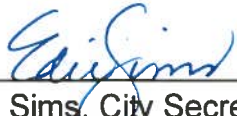
Council adjourned at 7:04pm.

APPROVED



Joseph E. Helmberger, P.E., Mayor

ATTEST



Edie Sims, City Secretary

