

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
March 24, 2015

The Farmersville City Council met in regular session on March 24, 2015 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Helmberger, John Klostermann, Michael Hesse, Russell Chandler and Jim Foy. Councilmember absent was John Politz. Staff members present were City Manager Ben White, Police Chief Mike Sullivan, Fire Chief Kim Morris, Finance Director Daphne Hamlin, Librarian Trisha Dowell and City Secretary Edie Sims.

Item I) CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors. Jim Foy offered the invocation with Mayor Helmberger leading the audience in the Pledge of Allegiance to the American Flag and the Texas Flag.

Charles Curington, residing at 203 Rolling Hills, came before the Council expressing discontent with the City's Public Works not taking care of an infiltration of dirt that fills the street in front of his home. This problem has been occurring for the past 4-5 years. A few years ago, a front-end loader was sent to the site and removed the dirt. Several calls have been made to City Hall to have this problem rectified but no one has come. At one point, Mr. Curington was told the City was not responsible for the dirt infiltration; however Mr. Curington stated this is a City street and should be cleaned up by the City. Typically the dirt comes onto the street during major rain events and this happens at least twice a year.

Mayor Helmberger announced the Annual Chamber Banquet on April 18, 2015 at the Longhorn Hill Ranch Party Barn.

Jim Foy gave accolades to the Jazz on Main event as it was a great success. Greg "Spanky" Barber introduced Austin Miller, Eagle Scout recipient who will be discussing an item further into the meeting.

And lastly it was noted the Farmersville Times is celebrating 130 years. It is the oldest operating newspaper in Collin County. Congratulations to their long time success.

Item II – A) SECOND READING – CONSIDER, DISCUSS AND ACT UPON AMENDING THE MASTER FEE SCHEDULE REGARDING CERTIFICATE OF OCCUPANCY FEES

City Manager Ben White stated the purpose of the ordinance is to cover expenditures incurred by businesses and taxpayers should not be responsible for these charges. With no changes to the ordinance, John Klostermann motioned to approve the second reading of the ordinance as presented with Jim Foy seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

ITEM III – A) RECEIVE UPDATE REGARDING THE NEW NURSING FACILITY LOCATED ON WEST AUDIE MURPHY PARKWAY

Don Miller, Owner and Manager of Lexington Medical Lodge, came before the Council to commend the City on excellent service throughout the platting and building process for the nursing facility. The facility will be 120 bed skilled nursing with an ideal situation arranged for short and long term rehabilitation needs. The building is almost completed and expect to be open for operation in June or July 2015.

Along with 120 patients, there will be 120 full time employees with a \$4,000,000 payroll. Mr. Miller stated the facility is wanting to hire people from the Farmersville area.

Also, due to its location, eastbound travelers will see the facility as their first indication of Farmersville. Taking this very seriously, the landscaping and detail of the building has been well thought out and will provide a pleasing site.

The facility will be Medicare/Medicaid/Private Insurance approved. The building is 50,000 square feet. Overall the facility is licensed for 128 beds.

During the onset of construction, the fire lane was installed. This was quite advantageous during all the recent rains which allowed work to continue where otherwise construction would have been halted. On March 26th, an Open House will be available to everyone to visit the facility, even though still under construction.

ITEM III – B) RECEIVE UPDATE REGARDING THE “LITTLE FREE LIBRARY” PROJECT

Austin Miller, with Troop 310, came before the Council with his project for his Eagle Scout Badge. The project is called the “Little Free Library.” It is a free standing book box where free books are kept and patrons are allowed to take free books for reading pleasure. When finished reading, the books can be returned to the box for others to read and enjoy.

Librarian Trisha Dowell recommended the “Little Free Library” be located by the Gazebo downtown. This would be far enough away from the Library not to confuse it with a book return box. The Library Board discussed this project and recommended having the box mounted in a flower pot so seasonal flowers could be planted and make the area inviting.

Austin Miller had basic building questions including where the box was to be placed and what color was preferred. After much deliberation, Council concurred to have the box painted white with red trim. The project must be completed by May 8th to meet the deadline for the Eagle Scout award. City Manager Ben White indicated any permit fees would be waived. Also a new style planter can be used. A sample of which is located at the intersection of McKinney and South Main.

Russell Chandler brought up an interesting point. If the “Little Free Library” was placed at the Gazebo, small children might be at risk by crossing the street and not paying attention to oncoming traffic. Librarian Trisha Dowell stated she understands the concern but still contends the “Little Free Library” needs to have distance from the main Library. Further discussions were held regarding the placement of the “Library” with final location being at the Gazebo as originally requested.

ITEM III – C) CONSIDER, DISCUSS AND ACT UPON CITY FINANCIAL REPORTS

Finance Director Daphne Hamlin came before the Council expressing expenses are down in the General Fund which is below the projected 41.67%. Transfers from the Electric Fund help support needed items/personnel in the General Fund. City Manager Ben White has decided to place some of these items on hold until we receive additional data on the newly acquired Electric System. Revenues are based on a curve from May through September which are typically the highest usage months. April is typically a non-high use month. The Budget will be adjusted to show the Electric and General Fund accurately when budget revisions are presented. City Manager Ben White indicated he may hold off on a new hire in the Electric Department until the Budget has been revised.

Ms. Hamlin reported that all other departments are doing very well. With that statement, Jim Foy motioned to approve the Financial Reports as presented with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

ITEM III – D) RECEIVE AUDIT REPORT FOR FISCAL YEAR 2013-2014

Robert Lake, CPA with Rutherford, Taylor and Company, came before the Council with his presentation of the 2013-2014 Fiscal Year Audit Report. The biggest item during 2013-2014 was the City taking back the Electric Utility. A great deal of planning and expenditures were accomplished to make this venture successful.

Another huge event, financially speaking, was going from Cash Accrual to Pooled Cash. This type of accounting tracks expenditures well; however this process was started in the middle of the fiscal year which brought challenges for the City's Finance Director.

When looking at page 49 of the audit report, Mr. Lake indicated the audit looks better than it ever has before during all the years he has worked auditing the City's financials. Mr. Lake offered his commendations to Daphne Hamlin and all the staff. A great deal of improvements have been accomplished during the past few years. The financial operations are more streamlined and the overall documentation is well supported.

Jim Foy questioned the Texas Municipal Retirement System for the City's portion. The Funded Ratio has dropped from 88.6% to 86.1%. Mr. Lake stated he didn't think this was a problem. Consider new salaries were added for the Electric Department. Last year this same type of information was given for the pension note. The Governmental Accounting Standards Board has instituted GASB 68 which will affect reporting for liabilities in upcoming financial audits. However, this should not significantly impact Farmersville. The numbers are expected through retirement and TMRS does a great job providing reporting information and the overall retirement program.

City Manager Ben White stated he had an "out-brief" with Mr. Lake. During this meeting, upcoming goals were added into the City's yearly goals. Jim Foy thanked Mr. Lake, Finance Director Daphne Hamlin, City Manager Ben White and staff for a successful financial year.

ITEM III – E) CONSIDER, DISCUSS AND ACT UPON RENEWING THE CONTRACT WITH TIME WARNER FOR COMMUNICATION SERVICES

City Manager Ben White indicated the contract presented will offer more speed and long distance on all City lines for less money. Russell Chandler motioned to approve the contract with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

ITEM III – F) CONSIDER, DISCUSS AND ACT UPON A RECOMMENDATION FOR AN ENGINEER FROM THE WASTEWATER TREATMENT ENGINEER EVALUATION TEAM

City Manager requested Mayor Helmberger leave due to a conflict of interest. After Mayor Helmberger removed himself from the meeting, Mayor Pro-Tem Jim Foy presided over the discussion item. City Manager Ben White stated the Evaluation Team used a weighted matrix to score the engineer's qualifications. With 5 submittals received, Kimley-Horn and LAN were the top two highest scored. The Team recommended bringing the top two finalists before the Council with representatives from the Farmersville Economic Development Corporation to determine the prevailing engineering firm for the project. Russell Chandler motioned to approve the Evaluation Team's recommendation with John Klostermann seconding the motion. Motion carried unanimously.

Mayor Helmberger returned to the meeting to resume his duties.

ITEM III – G) CONSIDER, DISCUSS AND ACT UPON A RECOMMENDATION FOR A PLANNER FROM THE JW SPAIN ATHLETIC PARK PLANNER EVALUATION TEAM

City Manager Ben White stated the Evaluation Team used a weighted the same style of matrix to score the planner's qualifications. With 5 submittals received, Half and MESA were the top two highest scored.

The Parks Board has not met on this matter to make a recommendation to the Council. This item is encouraged to be discussed with the Farmersville Community Development Corporation as they are funding the project. Mr. White encouraged the same style of evaluation by bringing the top two finalists before the Council with representatives from the Farmersville Community Development Corporation to determine the prevailing planning firm for the project.

ITEM III – H) CONSIDER, DISCUSS AND ACT UPON A RECOMMENDATION FOR A PLANNER FROM THE TOWNE CENTRE PLANNER EVALUATION TEAM

City Manager Ben White stated the Evaluation Team for the Towne Centre received only two submittals. The same weighted style of matrix was used to score the planner's qualifications. Half and Tharp were the two submittals.

The Farmersville Economic Development Corporation will be discussing the planner's at their next meeting. Mr. White encouraged the same type of evaluation by the Council with representatives from the Farmersville Economic Development Corporation to determine the prevailing planning firm for the project.

ITEM III – I) CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO THE AGREEMENT WITH COMMUNITY WASTE DISPOSAL REGARDING RESIDENTIAL RECYCLING AND HOUSEHOLD HAZARDOUS WASTE FOR RESIDENTS OUTSIDE THE CITY LIMITS OF FARMERSVILLE WHO RECEIVE A WATER BILL FROM THE CITY OF FARMERSVILLE

City Manager Ben White introduced a letter submitted by Community Waste Disposal regarding the inclusion of providing weekly residential recycling for residents outside the City Limits of Farmersville to the current contract with the City of Farmersville. Mayor Helmberger requested the letter be included as an amendment to the contract. No further discussion was held.

ITEM III – J) RECEIVE UPDATE REGARDING DISPATCH SERVICES AS PROVIDED BY COLLIN COUNTY

Police Chief Mike Sullivan came before the Council with information regarding dispatch services as provided by Collin County. On March 12th, Collin County Sheriff Terry Box had a meeting with all the Police Chiefs and Fire Chiefs in Collin County and informed that after October 2017, Collin County will no longer provide dispatching services. Presently Collin County only charges Police Departments, Fire Departments receive free dispatching services. According to Sheriff Box, infrastructure costs and renovations to keep all the services current does not weigh enough to keep the dispatching service. Larger cities are getting together to form their own dispatch centers, which will ultimately leave Collin County with equipment that is not utilized County wide.

The Chiefs met separately on March 18th in Farmersville and listed the issues for the Sheriff and Commissioner's Court. The time frame has been extended to 2019. Solutions will continue to be developed and presented to the Sheriff and Commissioner's Court, however the ultimate decision is Sheriff Box or his predecessor since Sheriff Box will be retiring October 2017. It is prudent for all cities to have as much information to look into budgeting and other scenarios all the while looking into regionalized systems. The cities may need to hire a consultant to plan for a regionalized system.

Mayor Helmberger stated this adds mounting pressure. Commissioner Hill stated he did not know this was being planned. The City needs to be prepared for increased costs whether through the County or a regional system.

To add insult to injury, the radios used by both Fire and Police are federally mandated to be upgraded to P25 radios. This unfunded federal mandate was originally required to have completed in 2008-2009. Without the funding, these radios are too expensive, especially for Volunteer Fire Departments. A refurbished radio costs \$1,750 per unit. New P25 radios costs \$5-6,000 each.

Mayor Helmberger requested this item to remain on the agenda for updates

ITEM III – K) UPDATE ON CHAPARRAL TRAIL PROJECT

City Manager Ben White indicated not much change has occurred with the project due to the weather. The construction company has mobilized to the site. Currently the bollards are priority.

ITEM III – L) UPDATE ON STREET, WATER AND WASTEWATER GENERAL OBLIGATION BOND PROJECTS

City Manager Ben White indicated he has received estimated figures for the Washington Street project along with other street projects. Santa Fe is currently under construction. The Sycamore Street at Main project is wrapping up with the water and wastewater. The contractor is finishing the Bob Tedford water line project. Bids are coming up for the Rike/Houston/Austin/Jackson Street project; however Mr. White stated he is planning on cutting the scope of the project.

Regarding wastewater, a question was asked if the effluent has changed due to the amount of rain. Mr. White indicated the line at Gaddy Street was not the “smoking gun” which was originally thought to allow a large amount of infiltration into the wastewater system. Flodars have proved there is a flat line with lots of sediment. There are two manholes needing rehabilitating closer to the Wastewater Treatment Plant. With some type of obstruction, once cleared all these issues should help the infiltration issues.

Also Mr. White is requesting calibration data from North Texas Municipal Water District to find surcharging. There are also manholes by the Farmersville ISD building that need raising.

The next bond sale will be in July. There will be significant street projects involved for this summer.

ITEM III – M) UPDATE ON HIGHWAY 380 PROJECT

Raymond Street is now open for traffic. Orange Street still has storm water issues to be resolved. TxDOT had planned for Orange Street to be opened May 2015. Barry Heard with the McKinney TxDOT Office has promised Commissioner’s Court they will be out of this area by August 2015. There has been noticeable progress even with the rains.

ITEM III – N) UPDATE ON WASTEWATER TREATMENT FACILITY

City Manager Ben White indicated the progress is moving along and has nothing else to report at this time.

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

No one requested items for future agendas.

ITEM V) ADJOURNMENT

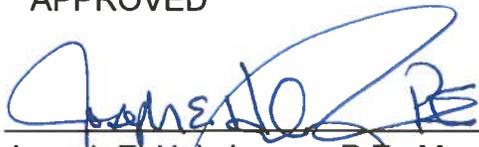
Council adjourned at 7:37pm.

ATTEST



Edie Sims, City Secretary

APPROVED



Joseph E. Helmberger, P.E., Mayor

