



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
January 24, 2017, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members John Klostermann, Donny Mason, Mike Hurst, and Leaca Caspari were all present. Michael Hesse was absent. City staff members Ben White, Paula Jackson, Sandra Green, Kim Morris, Rick Ranspot, Daphne Hamlin, Trisha Dowell, Mike Sullivan, and City Attorney, Alan Lathrom, were also present.
- Prayer was led by Reid Brown with the Farmersville High School Fellowship of Christian Athletes followed by the pledges to the United States flag and Texas flag.
- City offices will be closed on Monday, February 20th in observance of President's Day
- Signups for the upcoming May election will be from January 18th through February 17th for Council members in Place No. 1, Place No. 3 and Place No. 5. Applications are available through the City Secretary.
- The City Hall customer service drive thru window will be closed from January 30th through February 15th due to construction. However, the outside drop box will remain open for use. During this time, citizens can also come inside or call City Hall for customer service.
- The customer service desk inside City Hall will be closed on January 30th and February 6th to accommodate renovations. City staff will be available to receive phone calls during this time.

II. PUBLIC COMMENT

- Donna Williams, who resides at 1985 State Highway 78N, stated she is opposed to repealing the limited access Resolution #R-2016-0510-002 regarding the conversion of U.S. Highway 380 and State Highway 78 to a limited access roadway. She read a statement that she had written that supported her opposition.

- Another speaker, Pamela Sardo who resides at 3173 Gunsmoke, was asked by Mayor Piwko if she wanted to speak when the item came up on the agenda so she would have more time.
- Pamela Sardo stated that she is at the will of the Council. She did not speak about the topic in the Public Comment section of the meeting.

III. CONSENT AGENDA

A. City Council Minutes

B. City Financial Report

C. Library Report

- Motion to approve reports made by Leaca Caspari
- 2nd to approve was made by Donny Mason
- All council members voted in favor

D. City Manager's Verbal Report

- Ben White addressed the Council started explaining the City is updating the electrical transformer on JD Russel off of Welch. The City is replacing the current transformer configuration because it is unsafe. They are also replacing the metering for that installation to be ready for net metering because of solar panels. Overall, the transformer is being upgraded for safety reasons and reliability.
- Mayor Piwko stated the City has already done \$5,000 plus on engineering costs and questioned how much more is the City going to do on the physical transformer and the labor involved.
- Ben White explained that he was not prepared to give Council the exact figures, but those costs could be tens of thousands of dollars on the transformer and that is not the labor costs.
- Mayor Piwko inquired if the current transformer could be used in in another location within the City.
- Ben White indicated that it could not be because it was unsafe.
- Mayor Piwko asked if JD Russel requested this or if the City doing this because of the needs. She explained there have been power outages in that area.
- Ben White explained that Jeramy Jones went to the site and started to research what the transformer was doing and determined it was unsafe to be around since they were going to install the solar panels.
- Mayor Piwko stated she just wanted citizens to know the City is spending tens of thousands of dollars in this area in anticipation of a business's needs and growth in that area.
- John Klostermann asked if the change was for the manufacturing operation in the area and Ben White indicated that it was.

- Mike Hurst asked if they are using solar panels for power at this time.
 - Ben White explained the solar panel installation is ongoing but the reason for the City going out there was to install net metering. The City has an Ordinance that allows that.
 - Mayor Piwko stated she had just wanted Ben White to give Council an update because of the amount of money that is being spent to replace the transformer and it is coming out of maintenance budget for the electrical department.
 - Mike Hurst asked if the meters were old.
 - Ben White indicated they were, and the City would not have made the replacements if it was not necessary.
-
- Ben White addressed Council regarding school signs and stated the City has made sure all the concrete bases are in place at the schools. The City is prepared to put signs in the sockets that are in the ground. All the signs are in place at the elementary schools, except Gaddy and Windom street. The City is upgrading all the signs in the area. For example, one way signs, school zone signs, stop signs, and other signs. The City is ordering some new one way signs but the old ones are being used as well. School zone signs in the alleys have not been established yet. The bases are in the alley, but the signs are not.
 - Mayor Piwko stated it was not a safety issue at Tatum Elementary, but the signs were faded and hard to read.
 - Donny Mason asked if all of the school zone signs were now blinking.
 - Ben White indicated they are all blinking now. He was not aware of them not working initially. Usually the school or the school police let City staff know if the flashing lights are not working.
 - Donny Mason stated during the Christmas holidays the lights were not working.
 - Ben White explained the lights are turned off during holidays.
 - Mike Hurst asked if the City installed the speed zone signs around the High School.
 - Ben White indicated that the High School signs are not up yet, but the City has ordered more. Three on Gaddy Street and two on Wilcoxson Street will be placed. The bases are there but the signs are not installed yet.
 - Mike Hurst asked about the timeframe for placing the speed zone signs there.
 - Ben White explained they had been ordered and they should be here soon.

- Ben White gave an update to Council concerning the Baker Street laundromat. He indicated the electrical has been installed. The City's electrical linemen made an electrical update all along Baker Street. There were still two poles that need to be replaced but it does not have anything to do with the connection to the laundromat.
 - Mike Hurst asked if it was connected from the back or did they come across.
 - Ben White explained that the line came across from Baker Street.
 - Mayor Piwko asked if the City held up the business from opening.
 - Ben White stated he believes they are just waiting to open.
 - Leaca Caspari said the owners are happy with the City. They are just anxious to be open.
-
- Ben White updated Council on the Main Street grant and stated the City visited with the Texas Department of Agriculture last week and work cannot start until the City receives approval. It was indicated the time frame could be a month for approval. Upon approval, the City will initiate the review of the storm water at the Candy Kitchen and ADA construction bids out.
 - Mayor Piwko asked if the engineering was done on the Candy Kitchen.
 - Ben White explained Eddy Daniel from Daniel & Brown has everything ready to go. The City will obtain a contractor to complete the ADA work, but the City will perform the Candy Kitchen related work.
-
- Ben White addressed Council regarding the mowing contract renewal. He indicated the City will begin bidding on the mowing contract, because it was good for one year.
 - Mike Hurst asked if Ben White was planning on doing a three year contract instead of a one year.
 - Ben White explained it would be one year with an option to extend up to three years.
 - Mike Hurst continued the conversation by asking if the contractor will have an option to increase the cost after one year. He asked if the City capable of taking it over.
 - Ben White explained at one time the City did conduct all the mowing services. He found it was more efficient to go through someone who does only that and already has the equipment. If the City hires temporary employees they are not usually able to fix equipment. Also, if City employees are doing the mowing then that may be pushed aside to handle a water leak or other things. He suggested the City continue with a contractor so the City does not have to keep up with equipment and employees. The City also negotiated bed work and when City

employees were in charge of that the flower beds were not getting the necessary attention.

- Mike Hurst asked if staff had anything that will substantiate the cost. He wanted to know if the City had equipment. He thinks the City should go with the contractor, but citizens are asking.
- Mayor Piwko stated when the contract was written it was as an on-call basis and allowed for the amount of \$90,000. The City has spent \$42,000 over the past 10 months.
- Mike Hurst asked if the City hired two people that could help on more than just mowing would that be more efficient.
- Ben White indicated that was not viable because two people would not be enough. Sometimes the large areas have to be mowed often and equipment breaks down. \$40,000 a year is a deal to have the service and quality the City is getting. Plus, the citizens have grown accustomed to the look. The City staff does take care of the Chaparral Trail because it was more cost effect. In the contract the City can mow anything at any time and the City does mow some right-of-ways.
- Mike Hurst asked when it will go out for bid.
- Ben White explained the City will have it out in two to three weeks.

- Ben White addressed Council regarding the status of the water line at the railroad crossing at Main Street. The City has now cut off the line because the leak grew worse. There is a hidden risk associated with doing that. The City's water tower levels are fluctuating so there was a change to the City control point to the north water tower instead of the south. This was because of how the hydraulics work out and the City is now down to two crossings and the concern now is firefighting. City staff is aware of the issue and are keeping tank levels up trying prevent problems. There was also a pump that just went down at the water plant. The goal is to get a new water line in there quickly. Daniel & Brown has put together a plan and then the City will have to send it to the Railroad Company for approval. The City might get charged less since it is an emergency situation. But, bids are starting to be accepted for boring contractors. These prices could be \$10,000 to \$20,000 just for the bore. The City is installing an oversized bore to plan for the future. He explained he is trying to think of future and balance that with the cost.
- Mr. Klostermann inquired if Ben White had thought of any other conduit.
- Ben White indicated he did not want to push the City's luck with the Railroad Company. If the City put in more, the railroad would likely charge more.
- Mayor Piwko stated the Railroad Company is afraid of the sinkhole.

- Ben White explained that water lifts the soil and that is what they are afraid of.
- Ben White concluded the verbal report with an update regarding Jackson Street. He addressed Council by explaining the first concrete crew was released and now a new concrete company has taken over. The first contractor could not pass the proctor test, but the new crew has passed the proctor test and forms will be going up soon.

IV. 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 may 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.

- A. FEDC (4A) Financial Report
- B. FCDC (4B) Financial Report
- C. Main Street Board Minutes
- D. Texoma Housing Board Agenda Packet
 - Motion to approve all reports made by John Klostermann
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor

V. REGULAR AGENDA

- A. Consider, discuss, and act upon Resolution #R-2017-0124-001 approving the appointment of Sandra Green as City Secretary.
 - Motion to approve made by John Klostermann
 - 2nd to approve was made by Donny Mason
 - All council members voted in favor
- B. Consider, discuss, and act upon Resolution #R-2017-0124-002 rescinding and repealing Resolution #R-2016-0510-002 regarding the conversion of U.S. Highway 380 a/k/a Audie Murphy Parkway and State Highway 78 to limited access roadways.
 - John Klostermann started the conversation by asking if the City had received any new information concerning this.
 - Mayor Piwko stated it was tabled in order to give people time to look at other information.
 - Leaca Caspari stated that it was tabled so staff could get more information and present the information to Council at a later time.

- Mayor Piwko continued and stated the newest information was gathered at the Commissioner's Court meeting that was held January 23rd. They are deciding if they want to have an election in the fall of 2017 to obtain funds to get an engineering study or if they will get TxDOT to do it.
- Ben White added the Regional Transportation Council has been doing planning on a roadway action plan and the North Texas Council of Governments has sponsored a survey to study State Highway 78 amongst other areas. TxDOT is performing a study of the U.S. Highway 380 corridor. Burns & McDonnell was the contractor hired to conduct the study and they are waiting on a contract to begin. The City of McKinney is looking at trying to promote the alignment going south of their city. TxDOT will come through with a study and then take it to the cities along the pathway and present several options. They are required to receive environmental approval before they can put an alignment in place. Every City will have to grant the environmental clearance and the chosen contractor will come to the City and discuss options along the way. We will be able to see and decide if their recommendations are right for the City of Farmersville. The process will be slow and could take 12 to 18 months.
- Leaca Caspari asked why Collin County would be conducting a study at the same time the City may be receiving options from TxDOT.
- Ben White explained that Collin County is not performing the study but they are promoting several north, south, east, and west alignments. Their goal is to obtain better transportation for the county and they are aware money will be needed for that.
- Leaca Caspari stated that she was concerned about the petition circulating and the misunderstanding that citizens were encountering. She explained why the Resolution was originally put in place and how she believed the Resolution was not saying the City rejected or wanted a limited access roadway. She stated that Council needed more time and studies to show what is going to take place.
- Mayor Piwko stated that she was going to read the four clauses that were resolved in the Resolution. She said the Resolution specifically states the City is opposed to any type of planning or working with them anywhere within the limits of Farmersville. So basically the City is telling the County that Farmersville does not want them to work with TxDOT. She stated that she feels the City is opposing all of the information in Section 4.

- Leaca Caspari explained the City is opposing a proposal that the County had for placing the roadway within the city limits down U.S. Highway 380. She also expressed there are places in the Resolution that stated the City does realize that limited access roadways are necessary to improve the mobility in, about, and through Collin County. However, significant study and due process need to be observed through the participation of persons and communities most impacted by the location of such limited access roadways being invited and encouraged to participate in the process to find the best route. That was the problem because it was done without any consultation or consideration regarding the impact on the City.
- Mayor Piwko stated when the Resolution was passed on May 10th it had been talked about at the previous meeting briefly. The Resolution was not in front of the public at that time.
- Leaca Caspari stated it was not a public hearing. The citizens participated in the Comprehensive Plan that was done in 2013 and those two roads would obliterate that Plan. The City would definitely want public comment when the road alignment is being decided on.
- John Klostermann explained citizens have an opportunity every day to comment. If they were concerned citizens they would be watching things to be informed and even read the minutes of the meetings.
- Mayor Piwko asked Pam Sardo who resides at 3173 Gunsmoke to come forward to address the Council.
- Pam Sardo began by explaining that she and others took interest in the topic and started a petition. She stated she has gathered information that has been out on websites for others to review and stay informed. She read from the petition and stated that if people misunderstood what they were signing she is sorry. But, they read the information and they could have looked into the public information regarding the petition. The people who signed the petition are opposed to rerouting the limited access highway south of U.S. Highway 380. They are also opposed to rerouting the north-south limited access east of State Highway 78.
- Leaca Caspari explained the City encouraged Collin County to raise funds for the roads because Farmersville understands there is going to be a need for a limited access roadway. The Council's objection was the possible locations of where the road had been shown. When the City starts deciding the location of the road a public hearing will be held.

- Pam Sardo stated McKinney and Princeton has given feedback regarding the roadway location and the Council should get involved as well.
- Leaca Caspari stated if anyone read the entire Resolution they would understand that the City does not want to make a decision right now because more information was needed. In conversation with the County they did not say we were shutting them out. As of right now, the City of Farmersville has done everything like other cities. The City is saying we want to be able to propose alternate routes of the roadways.
- Pam Sardo suggested that the City publish an inter-analysis of what the City found regarding the alignment of the future roadway. She wants the City to be proactive.
- Leaca Caspari indicated she thought the City was going to hire someone to conduct a study. It was her understanding the Council had decided that was how the City was going to move forward.
- Mayor Piwko directed everyone to go back and read paragraphs two, three, and four of the Resolution where she stated they would find a lot of negativity. She explained that she believes it is not saying the City would work with the people proposing the alignment. She read it to say the City opposed working with them.
- Leaca Caspari asked Alan Lathrom if he wrote the Resolution and he stated that he had.
- Mike Hurst stated there needed to be clarification on the wording in the first paragraph. He explained that Council needed to work on the Resolution wording to where it made more sense. He continued and explained that if the historical value of the City is upheld then the County will not cut Farmersville off. The lake could be a gateway to a great place. The City should have a plan because we do not want to get eaten up like Princeton. The City has to keep its facilities and infrastructure up.
- John Klostermann stated the County was not giving the City options before and that was why the Resolution was crafted.
- Mike Hurst made a motion that the Resolution be tabled until everyone was able to breathe, stop arguing, and get some more information. He explained the Council needed to have a better idea of where the road will go.
- Leaca Caspari wanted Mike Hurst to clarify where the Council was going to get the information. She asked if the City was going to get someone who knows about roadways to propose alternatives.
- Ben White explained TxDOT would spend a lot of money showing alignments with different options. Due process will occur at the

correct time when they are ready to present those options and the City would have an opinion as to where it would be more beneficial to the city.

- John Klostersmann added the County has always given presentations to show their options.
- Alan Lathrom stated TxDOT and Collin County are working west to east on U.S. Highway 380. There was a court order that appeared out of nowhere and that had been the issue. The opposition by the previous Council was because the court order showed up on the County Commissioners agenda. That is why the Resolution was written and adopted. The County has been looking for alternative route right now. They have thought about going to the north side of McKinney and the north side of Princeton. They are doing this so they will not be running limited access roadways from the west side of McKinney down to the Hunt County line.
- Mike Hurst asked what the chances of the road going north of Farmersville to the Outer Loop would be.
- Alan Lathrom answered by stating that the conversations so far has been running it north off the west side of McKinney. He does not know how far north, but on the outside of the developed area of U.S. Highway 380. Then, go east back to Princeton and then to the lake. At this point it is all preliminary studies.
- Mike Hurst stated he does not feel like the City is getting great representation from the County Commissioners Court. He does not believe if the City continues to grow that TxDOT would interrupt that growth.
- Alan Lathrom explained the only reason Council learned about the court order to begin with is the City had a member of Council who was on the Planning or Transportation Committee at Collin County.
- Mike Hurst asked Alan Lathrom how the City staff could to get information to the Council.
- Ben White explained the County and TxDOT will have to seek approval from the cities and then they will present the proposed alignment to those cities.
- Mike Hurst stated TxDOT will have to secure right-of-way and inquired as to whether the City will know what the options were before that.
- Ben White stated he would will be involved and it appeared that citizens want to be actively involved. He explained it is the City Manager's job to make sure the citizens are notified. He indicated he would suggest that TxDOT approach the City and share information.

- Alan Lathrom added that the City can reach out to the County engineer for information. He could be an extra set of eyes and ears for the City.
- Leaca Caspari included the City also has an elected County official that could be spoken to regarding information.
- Mike Hurst asked what the Council could do to resolve the wording and issues with the first resolution.
- Alan Lathrom indicated the Resolution was written based on the direction from City Council.
- Mike Hurst explained he could see how people would interpret it to negative. He asked if Council had to make a decision at this meeting to make the resolution friendlier.
- Alan Lathrom clarified that a Resolution does not carry the weight of a law. A Resolution is just an opinion of the City Council. The County can make its recommendations but TxDOT is going to do what they want. It does not hurt to have your voice heard. Council can adopt another Resolution that modifies and reflects the current ideas and thoughts of this City Council. The old Resolution does not necessarily need to be repealed.
- Mike Hurt asked if the City would have ample time before the alignments were completed if they tabled the motion. He also asked whether the City would be legally bound to where the Resolution could not be changed later.
- Alan Lathrom again stated that a Resolution is not binding on the City Council and does not carry any weight by law. The City can reach out to Collin County and get involved.
- Mike Hurst made a motion to table so more information could be received and until Council could objectively make a decision for Farmersville. He explained the City is actively seeking industry, housing, and jobs and it does not matter where they put the road. He wants to focus on making the city grow like everyone has envisioned. He indicated City staff is not going to have control over the alignments right now and the City will have plenty of time in the future.
 - Motion to table made by Mike Hurst
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor

C. Consider, discuss, and act upon selection of City Planning Engineer.

- Eddy Daniel addressed Council and stated they received six applications and the members of the committee chosen to select the top candidates were Paula Jackson (City), Kevin Mequire (4A),

Craig Overstreet (P&Z), and Eddy Daniel (Daniel & Brown). They agreed on the matrix format before they opened the packets. They all went through each packet on their own and then ranked the applicants away from the committee. The rankings were established as a six being good and a one was bad. After they ranked them individually, they all came back together with the scores and they were tallied. The top two firms were Kimley-Horn and KSA Engineering. They voted and recommended to the City Council that Kimley-Horn was chosen as the number one firm. The top two will be invited to a future meeting to present to Council. From there, Council will choose the firm they want as the Planning Engineer for the City.

- Mike Hurst asked where Kimley-Horn's offices were located.
- Eddy Daniel explained they have offices in McKinney and Fort Worth.
- Mayor Piwko asked Eddy Daniel if the City worked with KSA in the past.
- Eddy Daniel stated that the City of Farmersville has not but his firm has worked with them before. He explained KSA is a quality firm and they have been around for a while.
- Ben White explained that it is typical for the City to have the top firms to come and present to the Council.
- Mayor Piwko asked if the firms have proposal teams or did the team rank the individuals that will be doing the job.
- Eddy Daniel explained the firms have to spell out who will be doing the work and coordinating with the City.
- Mayor Piwko also asked if the person who would work on the project would be the same person that would give the presentation to Council.
- Eddy Daniel told Mayor Piwko that he could request that.
- Ben White stated he would like to see the person that will be in charge of the project as well.
- Mayor Piwko said that she noticed the hourly rates were not included and asked why that information was not received.
- Eddy Daniel explained they cannot legally ask for that information. The City would receive that information during contract negotiations. If the first firm's numbers do not work then we go to the next choice.
- Alan Lathrom stated that you cannot competitively bid professional services. There is a process to follow. You have to start with one firm and if that does not work then you go to second. But, once you bypass one you cannot go back to them again.

- Ben White and Eddy Daniel both stated the City could negotiate the contract.
- Mike Hurst asked how the City would negotiate the price.
- Eddy Daniel stated the City could look at the scope of the work and the firm would put together a price. They could hold community meetings and we could go back and forth with the contract. If you do not choose option one or option two then the City's expectations were too high.
- Mike Hurst asked once the City enters into an agreement what the lag time would be.
- Eddy Daniel replied that he thinks it is approximately a six month project. The firm would go through all the City's Ordinances, meet with all the boards, and hold public meetings for citizens input. Then, they would submit a rough draft, final draft, and at that point it would need to be adopted. If the process is completed in 2017 the City is fortunate because it will take time.
- Mike Hurst explained the City needs to get started providing information to developers.
- Eddy Daniel stated that he was in favor of that and he does not think the City needed to wait on that process.
- Ben White included that it would be tied to the Comprehensive Plan and downtown area.
- Eddy Daniel stated all information from current plans that do not need updated would be incorporated into the new plans.
 - Motion to allow Kimley-Horn and KSA Engineering to present at the City Council meeting on February 14th made by John Klostermann
 - 2nd to approve was made by Donny mason
 - All council members voted in favor

D. Consider, discuss and act upon approval of billing incentives for ACH payments.

- Ben White addressed Council and explained auditors came in and said if the City promoted the ACH payments it would reduce the amount of traffic in City Hall. He recommended the City give a one year only, 3% incentive for residential customers and existing ACH customers.
- John Klostermann asked if it is a simple thing to do.
- Ben White stated it may not be that simple but the City would speak to INCODE and work on it.
 - Motion to take into consideration the ACH 3% incentive for one year to only residential customers made by Mike Hurst.
 - 2nd to approve was made by Leaca Caspari

- All council members voted in favor
- E. Consider, discuss, and act upon Resolution #R-2017-0124-003 calling a general election for May 6, 2017 to elect a Councilmember Place 1, Councilmember Place 3, and Councilmember Place 5.
- Motion to approve made by Mike Hurst
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor
- F. Update regarding status of FEDC (4A) activity
- Kevin Meguire, 4A Board Chairman, addressed Council and he stated the 4A Board has been considering ways to bring economic growth to Farmersville. The Board discussed different items that could possibly impact the City. Many members of the Board worked on different areas that were strengths and weaknesses and canvassed the City. They spoke to citizens and business owners to obtain input. They weighed utilities and spoke to realtors to see what would be inviting for people or businesses to move to Farmersville. They also looked into how to retain the current businesses in the City. The Board received a lot of positive response from the community. The 4A Board asked the current businesses to spread the word about Farmersville. He stated there were some businesses concerned because they stated the rates in Farmersville were too high. Some business owners indicated if the rates could be lowered then they would consider opening new facilities in Farmersville. Collin College hinges on a bond vote that is coming up in May and the key to getting the College started is to get everyone to vote for the bond. Collin College has stated their goal is to have it completed by 2020. In order to get more business in Farmersville we cannot send a flyer and get the message out. He explained there should be advertising. He suggested a drone of the area and submit the images to brokers so potential buyers can actually see the property and get the best value. He indicated that Farmersville has the lowest land value around. Toyota employees are going to be looking for homes and we need a marketing package out, and it needs to be in the hands of the brokers. We need to find someone at the city who can take on the role of advertising. The City could hire someone on a commission basis only, but we cannot get someone to do that for a city our size. Growth would mean jobs and tax dollars. So the ultimate question is how do we get the message out and what kind of businesses does the City want here.
- G. Discussion and direction regarding citizens living in recreational vehicles and travel trailers on property inside the city limits.
- Mayor Piwko asked if Council wanted to discuss the topic since Michael Hesse was absent.

- Alan Lathrom asked Council if they wanted to table the discussion until Michael Hesse was present.
- Council decided to go ahead and discuss.
- Mayor Piwko asked if the City has anything in its current ordinances for trailers.
- Alan Lathrom indicated that the City does have some language in the Ordinances right now. The problem within the Ordinance is it currently allows a tent or other structure to be at a location no more than 30 consecutive days. He explained the City might want to get rid of that or limit the time frame. The City Ordinances are very broad and they do not address using a recreational vehicle or trailer for a temporary occupancy. There are restrictions in the Zoning Ordinance in regards to a dwelling unit. Based on the definition of a dwelling unit and allowing for single family homes that would eliminate having someone use a trailer to live in. It is not very clean to approach it that way right now. He read from Ordinances of the City of Anna, McKinney, Murphy, and Prosper. The City can go in and work on the Zoning Ordinance and clarify items so it will be easier to interpret. It can state that trailers cannot be used as a secondary dwelling unit because the Zoning Ordinance only allows one.
- Mayor Piwko asked if the City would have to serve the people who live there and if the thirty days would start over if they left for a day or two.
- Alan Lathrom indicated the problem will be enforcement.
- Police Chief, Mike Sullivan, explained the City needs to strengthen the Ordinance and asked the Council to allow him to collect some different ordinances and see what works for other cities. Then, he will bring it back to Council for review.
- Mayor Piwko stated the Council could ask staff to prepare some scenarios of other ordinances for them to look at and they could monitor the two trailers that Mike Hurst has already mentioned. She asked if staff could issue a warning to those two locations right now.
- Mike Sullivan explained there are trailers plugged in but it does not mean they are living in them. There may be families over staying the weekend and it would be hard to enforce. There is no way to track how long they have been there. If there is a break in the thirty days the count would have to start over. He recommended monitoring the situation before they make contact.
- Alan Lathrom explained there is nothing in the Ordinance that prevents citizens from plugging into electric or water.

- Mayor Piwko asked Council if they wanted to give a recommendation to staff.
- Donny Mason indicated that he would like the chief to monitor the locations.
 - Motion to allow Chief Sullivan to look at other cities ordinances and bring back to Council for review at a later date made by John Klostermann
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor

H. Update regarding overall status and budget update on City Hall renovation.

- Ben White addressed Council and explained the City has used approximately 63% of the Servpro account and that it appears they would be in line of completing the project on budget. It is recommended that the blinds be redone in the City Manager's office, court clerk's office, and reception area for shading. If the City Manager's office used blackout shades it would be helpful in case of executive sessions. Unfortunately, the completion of the renovations is not on time but there were several reasons why. The tile and the carpet set the dates back.
- John Klostermann asked if all electronics were in.
- Ben White indicated that all wires were in.

I. Update regarding waste water system.

- Eddy Daniel with Daniel & Brown addressed Council and explained the loan includes plant rehab for plant 1 and 2, lift station, force main design, and gravity main design.
- Ben White explained they are including the south side lift station which brings the total up, but does not lengthen the time.
- Eddy Daniel explained they still needed to obtain several reports and studies before they could begin because the area required several studies. The City has to get on every property owners land and survey the path and creek crossings according to the Corps. Of Engineers. We have to show the levels of the creeks, widths of crossings, and height of water. The City has to obtain permission from the land owners to get on their property.
- Donny Mason asked if the City would have any issues going on the properties.
- Eddy Daniel said that some land owners may not want the City on their property and then we would have to do condemnation to obtain right of way. The next steps of the process is to obtain proposals for archeologist. The engineer, Kimley-Horn, has already been procured and we have to procure an attorney.

Everyone has to be procured for this specific project. We are asking for statement of qualifications and we have to post notice. The procurement will be coming before City Council on February 28th for approval.

- Mike Hurst asked when everything would be up and running.
- Eddy Daniel stated the rehab of one and two will be completed by July 1st of 2018.
- Ben White stated that wastewater three will be in design by June 2018.
- Eddy Daniel stated the environmental report would be approved and then there would be public hearings. He explained it would then go to the water board for final approval on the September 7, 2017 meeting.
- Ben White explained that any costs coming out for that right now will be paid out of the City's wastewater fund.
- Mayor Piwko asked how many engineers were currently working now on the projects.
- Eddy Daniel stated Daniel & Brown and Kimley-Horn will begin design in March but the loan will not close until September. The goal is to end design and have all the lift stations ready to bid by the end of the year. We will bid in January of next year and start the process soon after. He explained there is no way to expedite the process.
- Mayor Piwko asked if there was any advantage to asking the Commissioner's Court to help speed up the process to encourage of the entities that have not responded yet.
- Eddy Daniel responded by stating that some have already responded and stated they had no input. We do not need responses from all of them. Letters will be going out and you will see an advertisement.

J. Consider, discuss, and act upon reorganizing key issues for the City of Farmersville.

- Ben White suggested moving this item to another agenda because it would not go into effect until the budget in April. He suggested moving it the February 28th meeting. He suggested Council could rank everything in advance and submit the papers to him which would make the process smoother.
 - Motion to table made by Leaca Caspari
 - 2nd to approve was made by John Klostermann
 - All council members voted in favor

VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- John Klostermann asked to have an update on the Heritage Museum.
- Mike Hurst asked to have an update on the status of the Islamic Association of Collin County.

VII. ADJOURNMENT

- Meeting was adjourned at 9:20 p.m.

APPROVE:



Diane C. Piwko, Mayor

ATTEST:



Sandra Green, City Secretary

