



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
February 28, 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, Michael Hesse, Mike Hurst, and Leaca Caspari were all present. City staff members Ben White, Sandra Green, Kim Morris, Rick Ranspot, Daphne Hamlin, Trisha Dowell, Mike Sullivan, and City Attorney, Alan Lathrom, were also present.
- Prayer was led by Shawn Parker with the Farmersville High School Fellowship of Christian Athletes followed by the pledges to the United States flag and Texas flag.

II. PUBLIC COMMENT

- No one present to speak

III. CONSENT AGENDA

- A. City Council Minutes
- B. City Financial Report
- C. Library Report

- Mayor Piwko pulled the City Council Minutes for a few corrections to be made.
 - Motion to approve reports B and C made by Leaca Caspari
 - 2nd to approve was made by Donny Mason
 - All council members voted in favor

- Mayor Piwko requested the City Council minutes be changed to remove the date February 28, 2017, on page 5 where it was discussed that numbers would be brought back to Council regarding water rates outside the city limits. She expressed that no date to come back to Council was given.
- Michael Hesse pointed out the wording on page 6, 7th bullet point down did not read correctly. He asked that it be fixed to where the statements made sense.
 - Motion to approve City Council minutes with changes made by Michael Hesse
 - 2nd to approve was made by Donny Mason
 - All council members voted in favor

D. City Manager's Verbal Report

- Oak Grove Apartments
 - Ben White addressed Council and he explained the letters that were given to Council in the packet were in reference to the Oak Grove Apartment complex. He stated the problem with the Oak Grove Apartments escalated because they had a huge water leak. The City found out through tenants regarding the status of the complex. The apartment complex has been current with their bill until January and February. They currently owe the City a utility bill in the amount of \$12,437.97. The water has been left on until all tenants have moved out of the buildings. It is the City's understanding that all three apartment complexes owned by this company are in foreclosure. Chief Mike Sullivan has been instructed to patrol the area and keep people out of the buildings while they are vacant. The City will place a lien on the property and it will be foreclosed on in April. Then, the property will be placed on the County website and sold on the County steps. At the time of sell, the City will be paid as a result for placing a lien on the property. Ben explained the USDA holds the loan. But, the property is privately owned.
 - Donny Mason inquired about where the leak had been located.
 - Ben White explained the leak was in between the units.
 - Mayor Piwko asked if the people in the other complexes are subject to eviction as well.
 - Ben White stated the other apartments are able to be lived in and utilized at this time.
 - Mike Hurst asked when they had stopped paying their bill.

- Ben White explained they had only been late with the last payment. It all really happened within a short period of time.
 - Mayor Piwko asked if there was going to be an issue with the other apartment's bills since they were also in foreclosure.
 - Ben White indicated the other complexes are current right now.
 - Michael Hesse shared that he was approached by citizens and they were upset because there was nothing else in Farmersville vacant.
 - Ben White explained that all of it happened at a really bad time because there are no affordable apartments or houses being built in Farmersville. The City contacted the Texoma Housing Partners to see if anything could be done, but was told nothing could be done.
 - Michael Hesse inquired as to whether Texoma Housing Partners would consider expansion.
 - Ben White explained there were restrictions with the USDA. The Texoma Housing Partners and the USDA are somewhat incompatible.
- U.S. Highway 380 Force Main Project
 - Ben White updated Council that along U.S. Highway 380 to the east the force main construction started in front of AFI and goes to the west to Floyd Road. The construction is 2/3 completed and the City is trying to establish easements. The project is using bond money and it will exhaust the sewer portion of the bond money. Ben White explained it was going where the railroad tracks snug up against U.S Highway 380 and it was being designed to support a large wastewater area. It will be able to take the wastewater from the north and push it to the east.
- Jackson Street Project
 - Ben White indicated that most of the concrete work has been completed. There is a flume area that is the last concrete work to be done. The contractors are about to start lining and begin asphaltting.
 - Mayor Piwko was concerned if residents were able to get into their homes.
 - Ben White explained the contractors have been good about working with residents and he has not heard of any complaints.

a limited number of grants because the average household income is a little too high. But, the City could take advantage of the low interest loans. They do offer emergency fund programs for water mains that burst or similar incidents.

- Michael Hesse asked if these programs are available to our citizen right now and was there a way citizens could find out about these programs.
- Angela Richardson Woods indicated that the City could hold church or town hall meetings that could help bring information to citizens. She also stated citizens could come into the McKinney office at any time, or citizens could call her. She suggested the City include an information sheet about the programs in a mail out to residents.
- Michael Hesse stated if citizens were awarded these grants and/or loans they would need to have a list of contractors.
- Angela Richardson Woods explained home owners would have to obtain contractors themselves. The USDA Rural Development Department have specialists in McKinney that check to make sure the health and safety issues are being addressed. With the 504, you have to be 62 years old or older to qualify for the grant fund and it has a lifetime maximum of \$7,500. Payments for loans are made on a monthly basis and the amount due would be very small.

B. Presentation regarding the North Texas CART Event.

- Chief Mike Sullivan addressed Council and explained that it is not an event, but CART stands for Child Abduction Response Team. He stated that a lot of police departments have combined resources, man power, and investigators so if there was ever a child abduction in the area the cities would work together to find the child. There is no cost, but there is an agreement that would have to be signed.
- Michael Hesse asked if other agencies around the area are participating in the program.
- Chief Mike Sullivan stated that Royce City is the hosting agency, but Rockwall, Rowlett, and two others are participating.
 - Motion to approve and the sign the agreement made by John Klostermann
 - 2nd to approve was made by Michael Hesse
 - All council members voted in favor

C. Update regarding Camden Park.

- Ben White addressed Council and stated there were 277 lots for homes that are planned. Camden Park will also include multi-

family and commercial lots. He spoke with Ted Zeta and he is working on financing for the apartment complex in order to move forward. Ted Zeta wants to work with the City on getting a development agreement. The sewer gravity main that is being installed will be beneficial for this project. They have verbally talked about who would be responsible for easements and dirt work around the roadways. The agreement will protect him and the City. Ben White has asked Alan Lathrom to craft an agreement and then it will be presented to Council.

- Mayor Piwko stated even though Phase I and Phase II have gone through final platting it appears he will be starting on the apartments that have not be platted.
- Ben White explained that all the areas have been platted and Ted Zeta could build the apartments at any time. Although, he still has to go through the process of obtaining a building permit. If he needed a thoroughfare through the multi-family portion he would have to come back in to plat that. But, all the roadways appear to be in relation to the single family lots and those have already been platted.
- Mike Hurst asked Ben White if he thought Ted Zeta's finances would allow him to complete the entire project, or if that was the reason he has not started on the project.
- Ben White indicated he believed Ted Zeta wanted to complete the project all at once instead of piecing it.

D. Consider, discuss, and act upon Resolution #R-2017-0228-001 designating authorized signatories for the Texas Capital Fund Main Street Program, Contract No. 7216322.

- Mayor Piwko stated the document will be assigning Ben White as City Manager and Sandra Green as City Secretary to be the authorized signatories.
- Ben White explained only one section allowing signatories for invoices were assigned to Ben White and Sandra Green. He was looking for another name to be placed as a signatory besides Mayor Piwko and Mike Hurst because they own property downtown and it could cause a possible conflict of interest.
- Mayor Piwko recommended Michael Hesse be a signatory since he could already sign for City accounts.
 - Motion to approve made by Donny Mason
 - 2nd to approve was made by John Klosterman
 - All council members voted in favor

E. Presentation relating to the North Texas Council of Governments and new roadways.

- Ben White addressed Council and stated he had been invited to take part in the North Texas Council of Governments presentation of roadways with other City Managers. The North Central Council of Governments will be reaching out to elected officials soon. He indicated the importance of keeping Council informed, but he was not sure of all the numbers or information at this point. He was just trying to obtain Council's understanding that roadways were in the planning phases, but roadway alignments were not formed yet. Ben White went through and explained a few slides in the PowerPoint and stated how the North Texas Council of Governments wanted a plan that focused on not having toll roads. The North Texas Council of Governments are trying to plan ahead for right-of-way acquisition, and they want to be proactive. Some plans are the same as the Collin County action plan, but Collin County shows general alignments. The North Texas Council of Governments are more concerned about the north-south passage ways. They stated their number one priority is the widening of State Highway 78, even though it is not funded right now. They also indicated they look at traffic flow when considering the areas in most need.
- Mayor Piwko asked if State Highway 78 was made a limited access roadway what Ben White believed it would be like.
- Ben White indicated it would look a lot like it does in Wylie.
- Mayor Piwko inquired if Collin County would drop the limited access roadways.
- Ben White explained the County would do the up-front planning and the roads would not necessarily have to go where they are shown now. The idea is to have different plans and have the City look at them after all the planning was completed.
- Leaca Caspari asked if the North Texas Council of Governments was going to address the areas of State Highway 121. She stated that everything appears like it is coming to Farmersville and will stop.
- Ben White explained there was a slide that showed that and the roadway action plan for Collin County is just a draft. The County is saying they needed to start planning now or it could cause a lot of issues later.
- Mayor Piwko indicated the presentation did not talk about a loop from State Highway 121 to the northern side of U.S. Highway 380.
- Ben White indicated that the plan did not show funding for that. He stated he had asked them to consider going to the south and maybe consider another bridge. If they did agree to that it would

leave U.S. Highway 380 alone and it would allow a freeway to be built on the south of Farmersville. It would benefit Farmersville and allow citizens to travel to places faster.

- Mike Hurst asked if the roadway came to the lake and if they built bridges where did Ben White see the road going after it crosses the bridge.
- Ben White stated he believed there would be some separation and the City could have access going directly to Princeton and then a bypass of Princeton going to McKinney. He assumed it could go further south around County Road 550 or 555, but that was just an opinion. Our city limits will eventually go past those roads.
- Leaca Caspari said when the Council discussed this in December it was talked about having an engineer look at the routes.
- Ben White explained TxDOT will supply the engineer and the City will make recommendations on the limited access roadways. They will want to hear from the community members. The City has an opportunity in the future to work with them on the roadways. There is some money at hand and the money is coming in fast so the North Texas Council of Governments want to accelerate planning.
- Mike Hurst asked what time frame the City was looking at.
- Ben White explained the time frame was a least ten years for roadways based on what he has seen. It is possible State Highway 78 will open up pretty quickly. The City is well positioned with wastewater treatment and other things that are all healthy for Farmersville.

F. Consider, discuss and act upon Resolution #R-2017-0228-002 designating authorized signatories for the First National Bank of Trenton.

- Mayor Piwko stated the Resolution is adding Sandra Green, City Secretary, as an authorized signatory.
 - Motion to approve made by Donny Mason
 - 2nd to approve was made by Leaca Caspari
 - All council members voted in favor

G. Consider, discuss and act upon areas of common interest and boundary agreements with the Cities of Nevada, Lavon, and Josephine.

- Mayor Piwko suggested a workshop be conducted with the various cities to see if their thoroughfare plans and the City of Farmersville thoroughfare plans line up. She wanted to see what they were

doing in regards to wastewater and wanted City Council's opinion on meeting with those cities so boundaries can be established.

- Ben White explained in the past the City had a boundary agreement worked out with Princeton. The City has shaped the lines with the other cities, but we have no formal agreement with any of them.
- Leaca Caspari asked if it would be better if staff were to open up discussions with these cities and not Council at this time.
- Ben White explained the City has paper work, but did not follow through with the agreements. He suggests staff talk to the cities first.
- Mike Hurst asked how well the boundaries were drawn.
- Ben White stated it was easy with Princeton, but the City did not come to an agreement with Blue Ridge. There were small areas of interest that Blue Ridge wanted. Most of those boundaries followed County Roads. Staff will resurrect the documents and bring them to a future City Council meeting.
- Mayor Piwko suggested having the City Manager and the Mayor present the plans to the other cities.
- Leaca Caspari said she believed the City should not meet with any other cities until the Council agrees on what needs to be done.
- Mike Hurst agreed that staff needed to resurrect the paperwork and look at it first to see if it was appropriate and then Council could make rational decisions to discuss with the other cities.
- John Klostermann stated that Council needed to direct staff to resurrect plans and compare.
 - Council directed staff to obtain information regarding boundary lines and email the information to Council and then bring the information to a future City Council meeting.

H. Consider, discuss and act upon Resolution #R-2017-0228-003 allowing surplus items to be sold at auction.

- Ben White explained the Resolution was for the old generator that was outside of City Hall.
 - Motion to approve made by Leaca Caspari
 - 2nd to approve was made by John Klosterman
 - All council members voted in favor

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

- Ben White asked the Council to rank their choices and he would present them again at the next meeting.
 - Council ranked priorities and staff will bring to next Council meeting.

V. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mayor Piwko wanted information regarding funding options for the fire department radios, but Ben White indicated that it was not ready for discussion at this time.
- Mayor Piwko also wanted a topic to discuss a possible town celebration when the City receives the National Historical Designation.

VI. ADJOURNMENT

- Meeting was adjourned at 7:51p.m.

APPROVE:



Diane C. Piwko, Mayor

ATTEST:



Sandra Green, City Secretary

