



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

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, and Michael Hesse were all present. Todd Rolen arrived at 6:05 p.m. City staff Ben White, Sandra Green, Rick Ranspot, Kim Morris, Mike Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Warrant Officer Rick Ranspot followed by the pledges to the United States flag and the Texas flag.
- The calendar of upcoming holidays and meetings were provided in the agenda packet.
 - The Trick-It-Up bike ride will be held on October 28th, from 9:00 am to 3:00 pm. For more information please call the Farmersville Chamber of Commerce or go to their website: <http://www.farmersvillechamber.com>
 - Scare on the Square will be on October 28th, from 5:00 pm to 8:00 pm. For more information please call the Farmersville Chamber of Commerce or go to their website: <http://www.farmersvillechamber.com>
 - The Holiday season is quickly approaching. Angel Tree sign-ups will be held at the First United Methodist Church Saturday, November 4th, 5th, and 6th. Please see the flyer in the agenda packet, on the website, or in the window of City Hall for more information.
 - Home Rule Charter meeting is held on the first Thursday of every month at 6:30 p.m.
 - Citywide Clean-Up Day will be Saturday, November 4th.
 - The City Council and the Farmersville Planning & Zoning Commission will hold a Joint Work Session and Public Hearing on Tuesday, November 7, 2017, at 6:00 p.m. in the Council Chambers to discuss the proposed complete

- Alice Brantley who lives at 209 Windom addressed Council and brought up the electric rate. She stated that she ran the numbers and was told about \$50 a month from her bill goes to the budget. She stated it seemed like a tax and suggested if the City would move that over as a tax into the property taxes it would still leave the City as one of the lowest in property taxes. She indicated this would allow citizens to save on their electric bills and the budget would not depend on how much electricity a citizen would use. She is going with solar use at her house, but it will help others. She wants this town to do well and she knows it can, but it does take planning. Also, she stated the electric and energy is a big halt to bigger businesses and homeowners wanting to move to Farmersville.
- Ben White told Ms. Brantley to look at the PCA charges on her bill and she may see some relief.

III. 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 for September 12, 2017
 - B. City Council Minutes for September 26, 2017
 - C. City Council Minutes for October 10, 2017
 - D. City Financial Report
 - E. Public Works Report
 - F. City Manager’s Report
- Craig Overstreet asked to pull the Council Minutes from September 26, 2017 and October 10, 2017.
 - Motion to approve reports A, D, E, and F was made by Donny Mason
 - 2nd to approve was Michael Hesse
 - All council members voted in favor
 - Craig Overstreet did not find an error on the Council Minutes from September 26, 2017.
 - Mayor Piwko did point out that she requested the status on the construction of a building at 607 Waterford on the agenda, not Mike Hurst.

- Craig Overstreet wanted the question that was asked by Donny Mason concerning the connection of the concrete from the building to Sycamore Street added to the minutes.
- Mayor Piwko stated it had been pointed out in another meeting and placed in the minutes, but it could be added.
 - Motion to approve reports B and C with corrections was made by Michael Hesse
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

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. FCDC (4B) Meeting Minutes
- B. City Amenities Board Minutes
- C. Main Street Board Minutes

- Motion to approve made by Craig Overstreet
- 2nd to approve was Todd Rolan
- All council members voted in favor

V. READING OF ORDINANCES

A. Consider, discuss and act upon the second reading of Ordinance #O-2017-1010-004 regarding adoption of the Thoroughfare Standards Design Manual.

- Mayor Piwko indicated Council had already seen this Ordinance at the previous meeting and asked if anything had been changed.
- Alan Lathrom indicated there was a text revision that was modified to add the correct dates for the manuals.
- Ben White stated there were no changes made to the Thoroughfare Design Manual, the Ordinance was just updated.
 - Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor

VI. REGULAR AGENDA

- A. Consider, discuss, and act upon a request from the Farmersville Quilt Guild regarding Farmersville becoming a Quilt Barn Trail City.
- Elizabeth Andrus, President of the Farmersville Quilt Guild, addressed Council about making Farmersville a Quilt Barn Trail City. A video was shown of examples from Honey Grove. She stated there are over nine quilt guilds in the area. Farmersville Quilt Guild has a lot of activities and the Quilt Barn Trail would enhance the City. The way the City could help right now is by embracing the idea and posting information on the City website. The Guild could also host a class. Historically, the size of the quilt pattern placed on a building was 8' x 8', but they could be bigger or smaller if necessary. She explained the Farmersville Quilt Guild currently consists of 32 members and next month they will be hosting an event to give quilts to military veterans.
 - Mayor Piwko asked if they envision it to be a walking tour or a driving tour.
 - Elizabeth Andrus stated it could be either, but she believes the amount of participants would grow.
 - Mayor Piwko asked if the City would have to address this in the sign ordinance since they would be attached to the buildings
 - Ben White indicated we would have to add it to the sign ordinance in order to maintain certain standards and rules.
 - Mayor Piwko asked Council if they wanted to recommend that staff continue forward by addressing the sign ordinance to allow for the Quilt Barn Trail.
 - Council indicated that staff should move forward.
 - Motion to have staff bring a copy of the sign ordinance that adds the information about the Quilt Barn Trail to Council made by Craig Overstreet
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- B. Update from Council liaison regarding Farmersville Independent School District.
- Michael Hesse stated there was not a lot going on within the school district right now. They are looking at hiring an architect firm to design new buildings that will help alleviate the overcrowding. The school district is saying they will take down the old junior high and then build a new high school. They have hired a new business manager because the current one is retiring. Also, Matthew Renshaw is a National Scholar and this is an honor that is not received by a lot of students nationwide. They are also trying to find new rates that will help with building the new buildings. The school

district is also going to build new press boxes for the softball and baseball field.

- C. Consider, discuss, and act upon a process for a tax abatement for Ted Zedah (Camden Park).
- Ben White stated that Ted Zedah came to him and asked if Council would consider a tax abatement for the apartment complex. He wanted to see if the Council would be willing to go through the process. Right now it is in the preliminary stages. Since his property is located in the TIRZ district, the tax abatement could affect how much money goes into the TIRZ which could be \$30 million for 265 units of apartments. We would receive it in indirect ways like to get permission from TIRZ for wastewater, water, and sewer lines. He hates saying 265 units because they could change. There would be around 473 people if the apartments are occupied by at least 80%. Ad Valorem would be \$234,000 for the whole and the TIRZ impact would be ½ of that. \$117,000 per year over 5 years. He talked with the Wylie EDC, Sam Satterwhite, to get some ideas from other people. One thing the City could suggest is do a tax abatement for 50% of the ad valorem for the \$17K and then come back with another agreement and ask for 10% cash be paid back to help pay for some of the City services impact. Another thing we could do is say nothing is being done until the apartments are at 50% capacity. Impact fees: \$26,000; wastewater: \$83,000 and \$2,000 in permits would be paid. If you took the number of people that will impact Farmersville by having the apartments they would be stimulating the economy by sales tax. They calculated \$67.6K per year. \$17K to 4A, \$17K to 4B, \$34,000 to City a year for sales tax. In the back of the Ordinance it shows Ted Zedah would have to give us a lot of information before we could even start the process. Then, Council would review the questionnaire and give a recommendation.
 - Mike Hurst asked if he was just wanting the tax abatement only for the apartments.
 - Ben White stated yes and that was all they talked about.
 - Mike Hurst questioned whether DR Horton would build the homes and the only thing Ted Zedah would own would be the apartments.
 - Ben White stated that was correct.
 - Craig Overstreet asked Ben White to give the Council some backstory of the approval process of the Ordinance for tax abatements. He indicated the City could have him fill out the application and bring it to the City Manager and eventually Council. He also asked about the cost of each apartment being built and stated that \$100K seemed too high.

- Ben White and Sandra Green stated that apartments being build are \$100K for each unit. It was explained that costs included amenities and office space.
- Mayor Piwko asked about what the cost of staff time or what other City facilities or expenditures would be required.
- Ben White stated he would just give Ted Zedah the application and have him fill it out.
- Mike Hurst stated he would like to ask for the costs of the apartments and see what number Ted Zedah gives us.
- Ben White explained he could ask for more information if Council wanted more.
- Mayor Piwko stated she would not push the 10% cash and push the occupancy or construction completion more.
- Donny Mason stated he would like for Ted Zedah to fill out the application to see what he is requesting.
- Mayor Piwko stated she would like the TIRZ Board approval before the request comes before the City Council. Mayor Piwko stated tax abatements are for ad valorem taxes and not sales taxes. Mayor Piwko stated that Ben White could go forward and give the questionnaire to Ted Zedah and inform him the City will reviewing it favorably.
- Craig Overstreet explained he would not use the word favorably. He is for the Council review the documents, but to use the word favorably he is against.
- Mayor Piwko stated she was okay with that.
 - Motion to instruct staff to give Ted Zedah the application and inform him it has to be limited to improvements on the real property in relation to the apartment complex and for him to provide development costs and other related costs made by Craig Overstreet
 - 2nd to approve was Donny Mason
 - All council members voted in favor

D. Update regarding the bullet proof glass for City Hall.

- Ben White stated he received a quote for the glass and has been working with Professional Plastics for the last 3 months. They quoted \$6,300 and were the lowest price that was received. The installation of the glass will be handled by City Staff. The glass has been ordered and we are in the process of creating a purchase order.
- Mayor Piwko asked if the cost is coming out as part of the renovation of City Hall or if the cost is coming out of this year's budget.

- Ben White stated the money for renovations had run out and it will come out of this year's budget.
- Mike Hurst asked if it was ordered and asked about lag time.
- Ben White stated he does not know how long it will take, but he will let Council know.
- Craig Overstreet stated we need to move on this because it is important.

VII. EXECUTIVE SESSION

- Mayor Piwko read the below statement and Council went into Executive Session at 7:04 p.m.

Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:

1. Discussion of matters protected by the attorney-client privilege:
 - a) Discussion of laws applicable to platting and cemeteries.
 - b) Discussion related to purchasing the property at 213 Orange Street.

VIII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTIONS 551.071 OF THE TEXAS GOVERNMENT CODE

- Mayor Piwko stated Council reconvened from Executive Session at 8:03 p.m. and no action would be taken.

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mike Hurst wanted a comprehensive update on the sewer system in relation to Camden Park. He stated he would like to have a monthly update on that.
- Ben White stated it could be placed in the regular agenda.
- Mike Hurst also wanted an update on Big D Concrete. He stated he wanted an update on this as well every meeting because they receive questions from citizens.
- Craig Overstreet wanted an update on the status of the boundary agreements; the vegetation, nuisance and storage ordinance; and he wanted to ask some

questions on the Financial Report since Daphne was not in attendance. He also wanted a general discussion on water rates.

- Mayor Piwko suggested including Capital Improvement as well.

X. ADJOURNMENT

Meeting was adjourned at 8:06 p.m.

- Motion to adjourn made by
- 2nd to approve was
- All members voted in favor

APPROVE:



Diane C. Piwko, Mayor

ATTEST:



Sandra Green, City Secretary

