



**CITY OF FARMERSVILLE
CITY COUNCIL MINUTES
WORKSHOP
JANUARY 4, 2018, 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, and Todd Rolen were all present. Michael Hesse came in about 10 minutes after the meeting had begun. City staff members Ben White, Paula Jackson and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Fire Chief for the City of Farmersville, followed by the pledges to the United States flag and the Texas flag.

II. WORKSHOP

- A. Discuss the adoption of a proposed Comprehensive Plan Workbook containing detailed backup information and analysis supporting and helpful to the Comprehensive Plan in addition to proposed amendments to the City of Farmersville's Comprehensive Plan including a discussion of the various changes, formats, and modifications proposed to the current Comprehensive Plan and the proposed Comprehensive Plan Workbook.
- Ben White explained the Comprehensive Plan that was presented by GrantWorks is going to be used as a data set. If there was information or numbers that Council wanted to change that could still be done. If any of the information is blatantly wrong then we will have to have GrantWorks look into it.
 - Mayor Piwko stated another version of the Comprehensive Plan will be done and that is what the citizens will see. The goal is to try and keep that one under 90 pages or so. She stated Chapters 1 - Introduction, Chapter 2 – Population Analysis, & Chapter 3 – Housing Analysis, Economic Development Section, the Recreation Section, the Strategic Implementation Section, and something added about the Central Area District will be pulled from the Workbook/Dataset and will be used to create a new Comprehensive

Plan to adopt. The Economic Development Section, Recreation Section and the Main Street Section will go before their boards for review and then that information will be forwarded to the City Council. The Capital Improvement Section will be pulled out as a completely different document. The Zoning and Subdivision Sections will be superseded by the Ordinance we adopt separately for those. She is hoping that by doing this it will create a Comprehensive Plan that is more appropriate for the citizens.

- Ben White explained to the City Council that the document that GrantWorks provided was full of good data. It provides a lot of background information that the City will be able to use that we have not had before.
- Mike Hurst asked if Council would be able to amend the Comprehensive Plan as they go along with the process.
- Ben White stated he would change anything that is really wrong before the next meeting. If it is not completely incorrect we could change it later.
- Mayor Piwko discussed with Zachary Stern from GrantWorks about the difference of population deriving from census numbers and inhabitant counts coming from what we believe the citizens population to be based upon the water formulas and the meters. She explained to Zachary Stern that they want to specifically state in the document that the inhabitant number is 4,400. She stated he is still showing the population to be 4,400 in 2027. She commented that none of the Council believes that it is accurate.
- Mike Hurst asked Alan Lathrom if the state requires them to call it inhabitants instead of population.
- Mayor Piwko explained that Zachary Stern was using population.
- Ben White stated the Council had to look at Chart 2.C that shows proposed housing unit rate and the Collin County mobility plan rate for population as well. He assumes Zachary Stern just saw data and made his best interpretation.
- Mayor Piwko indicated she was not willing to approve the document if the population was left the same. She explained that it is different from the number of water meters or the number of electric meters that have been calculated that indicate the population is 4,400 now.
- Ben White suggested the City provide that data to Zachary Stern and let him utilize it from there.
- Mayor Piwko stated there was a difference in the definition of population and inhabitants. She indicated they wanted the word inhabitants included in the document as supplemental information so it does not derail the Charter Commission.
- Alan Lathrom explained Zachary Stern could go back and rephrase the projection number and state the projection was derived from the census data over the past decades and it appears the population will be 4,400 by 2027 and that it does not include the number of inhabitants.
- Ben White spoke to Zachary Stern and told him that the City did not feel he was being aggressive enough with the data and numbers. Zachary Stern disagreed with that.

- Mike Hurst stated the problem he has with that is that if we are not going to be more than 4,400 in 10 years then Farmersville is going to be in trouble because we would not have a good tax base.
- Ben White explained that he told Zachary Stern exactly what the Council had wanted him to update. He explained that Zachary Stern stated he would put in some of the information from the Mobility Plan and other information from North Central Texas Council of Governments. He just does not want to change the numbers like we want them. If we do not accept the document then we do not receive the grant funds and the City would have to pay Grantworks.
- Mike Hurst stated it would be hard to predict whether or not the City would grow. Princeton grew a lot and if you would have asked the City Council a few years ago what the population would be they would not be have been able to predict the growth they have experienced. He is concerned with the perception.
- Mayor Piwko indicated that he left out Camden Park and other areas.
- Ben White stated he told him about those areas.
- Donny Mason stated Lavon, Caddo Mills, Copeville and other cities in the area never thought they would see all the rooftops they currently have.
- Mayor Piwko explained if the Charter goes to the ballot several years from now people will look at the population number from the document and think the City is around 4,400. She wants the document to state the City believes the inhabitant amount now is 4,400.
- Craig Overstreet stated we do not want him to change something that is not true, but we want him to consider other data as well.
- Ben White stated Zachary Stern indicated he would put in data for Camden Park and the future apartment complexes because they are not built yet.
- Mike Hurst said that once rooftops start to be seen he believes other builders will come into Farmersville as well.
- Ben White suggested he get Zachary Stern on the phone so the Council can hear what he is saying and vice versa.
- Mayor Piwko went on to discuss the housing section while Ben White tried to get Zachary on the phone. She said the Planning & Zoning recommended removing mobile homes from being allowed. We have to allow the work manufactured is because that is a HUD Fair Housing requirement. Manufactured homes can be handled in another ordinance that would require roof pitches, masonry exterior, and other items.
- Craig Overstreet stated he wondered why the document referenced the North Central Council of Governments in some areas but not in the population.
- Mayor Piwko explained Farmersville has more children per household than other cities according to school district.
- Craig Overstreet had issues with bringing some Sections over to a Comprehensive Plan that will be created from the document. He stated he would like a disclaimer in the document that stated the information may or

- may not be used. He explained Council is supposed to approve the document at the next Council meeting five days away and he does not feel Council or the citizens have had the opportunity to thoroughly review the plan. He stated he felt that was unfair and even though he understood it was for grant funding he does not like the fact that the whole document had to be reviewed and approved in two months. He understood the document is just a workbook, but it was created by a third party.
- Ben White stated we are going to use the information to create our own Comprehensive Plan. We will use some chapters in their entirety and move those over to our new plan.
- Zachary Stern called in and joined the meeting via conference call.
- Ben White asked him about the population and inhabitants and the discussion they had concerning that. He explained the population is too conservative for the Council.
- Zachary Stern explained he placed two projections in the population section. One of the projections was based on the Collin County projection rate for Farmersville and the other was the confirmed and projected housing for Farmersville.
- Mayor Piwko asked if the Council was looking at the new version because she did not see a second set.
- Ben White realized he had the current version and Council did not. Copies of a few pages were passed out to Council concerning the population
- Craig Overstreet asked Zachary Stern if he consulted the North Central Texas Council of Governments for the population figures.
- Zachary Stern indicated he just looked at their data that was available on their website. He explained mostly it was the Texas State data center information. He looked at the growth of other cities around and he cannot make an accurate projections that will say they will double in population based on the information he had.
- Mayor Piwko explained that she and Zachary Stern had conversations on the legal definition of inhabitants and population. She stated the way the Council is calculated the inhabitant is by using the waters meters and multiplying that by a factor. She said based on that formula the City has calculated 4,400 inhabitants already.
- Ben White explained he has in the document the population is already close to 4,400 in population at this time. He is not saying inhabitants, just population. He is using the mobility plan to set that rate. The numbers are comparatively close.
- Zachary Stern stated when you use the mobility plan you have to use population.
- Mayor Piwko asked if he could put January 1, 2017 as the population shown so that the future growth would show the inhabitants to what Council thinks it would be. She wanted him to add a footnote on table 2.A.
- Zachary Stern indicated he had no problem doing that.

- Mayor Piwko stated the number of inhabitants would be higher than the population.
- Mike Hurst explained he did not like how quickly the document had to be reviewed and approved because some things were going to be missed.
- Ben White asked if Council was comfortable with the document.
- Mayor Piwko stated she would accept the document but in the strategic plan she would like it to show more things are coming at us.
- Ben White explained the City could hire their own population analyst to calculate the growth and population.
- Mike Hurst stated you cannot take old data and use it when it is not current. We have to use relevant information.
- Mayor Piwko asked for the changes for the Comprehensive Plan for the Council meeting.
- Ben White indicated he would get the replacement pages of the plan.

III. ADJOURNMENT

Meeting was adjourned at 7:26 p.m.

APPROVE:



Diane C. Piwko, Mayor

ATTEST:



Sandra Green, City Secretary

