



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
January 9, 2018, 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, Michael Hesse and Todd Rolan were all present. City staff Ben White, Sandra Green, Rick Ranspot, Kim Morris, Daphne Hamlin, Trisha Dowell and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Warrant Officer with the City of Farmersville, 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.
 - Calendar of upcoming holidays and meetings
 - City Office will be closed on Monday, January 15th in observance of Martin Luther King, Jr. Day.
 - Due to the Martin Luther King, Jr. Holiday, the Planning & Zoning Commission meeting will be moved to January 22nd.
 - North Central Texas Council of Governments transportation meetings will be held on Wednesday, January 10th and Tuesday, January 16th. For more information the flyer is posted in the City Hall window.
 - Proclamation for April as Fair Housing Month.
 - Mayor Piwko read the Proclamation.

II. PUBLIC COMMENT

- Randy Rice who resides at 419 Haughton addressed Council and discussed that he feels all meetings should be streamed live so that the citizens of Farmersville could be more involved. He believes this should be possible

with all technology in the world. He wants Council to look into what it would take to start streaming meetings.

- John Hart who lives at 18601 CR 646 addressed Council and asked about the status of the Islamic cemetery.
- Mayor Piwko stated the Council has not received any response from the Islamic Association yet.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Police Department Report
- B. Code Enforcement/Animal Control Report
- C. Fire Department Report
- D. Municipal Court Report
- E. Warrant Officer Report
- F. Library Report
- G. City Financial Report
- H. City Manager’s Report

- Craig Overstreet wanted to pull the Financial Report and Mr. Hesse wanted to pull the Code Enforcement Report.
 - Motion to approve items A, C through F and H made by Donny Mason
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- Craig Overstreet asked about the General Fund in the electrical portion of the City Financial Report. He asked what the miscellaneous items were for in that location and in the public works-building-miscellaneous location.
- Daphne Hamlin stated where Craig Overstreet was discussing the miscellaneous items, it was budgeted and it was for liability insurance. She explained the miscellaneous items on the public works part of the General Fund were for the same. She stated the City has to pay insurance up front

and cost approximately \$106,000.00 this year and it was spread over all the departments. That was why the expenses are high.

- Craig Overstreet asked why there was not a separate line item for the insurance.
- Daphne Hamlin explained there could be a separate line item for it but right now the separate line item is just lumped under the miscellaneous account.
- Ben White asked if Craig Overstreet wanted the insurance pulled out of miscellaneous.
- Craig Overstreet indicated he would.
- Ben White indicated staff could pull that out as its own line item in next year's budget.

- Michael Hesse asked about Code Enforcement and stated when one of the Code Enforcement Officers left it was indicated the officers would help with code issues and the door hanger program. The report does not show the police officers are helping with code enforcement.
- Ben White stated he would have Chief Sullivan address these items at the next Council meeting.
- Michael Hesse also brought up citizens leaving trash receptacles at the street. He wanted to see if this issues could be addressed.
- Ben White stated Chief Mike Sullivan and he had a discussion about this a month ago and code enforcement was going to step up the heat. They are going down a process to handle the ones that are at the street for three days or more. He indicated he drove down the street himself and saw that it was an issue.
- Michael Hesse indicated it is a good ordinance to have, but if the City is not going to enforce it then it does not need to be on the books.
- Ben White explained it did need to be reflected in the report.
- Michael Hesse stated patrol officers can also be doing the door hanger program when they are patrolling the streets.
 - Motion to approve B and G made by Michael Hesse
 - 2nd to approve was Todd Rolen
 - 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.

- FEDC (4A) Meeting Minutes
- FEDC (4A) Financial Report
- FCDC (4B) Financial Report
- City Amenities Board Minutes
- Texoma Housing Board Report
- Mike Hurst stated the Texoma Housing Board Report needed to be looked at by the community and the Council. He read some motivational statements from the report and thanked Les Cooks for his work on the board.
 - Motion to approve made by Mike Hurst
 - 2nd to approve was Michael Hesse
 - All council members voted in favor

- **Public Hearing**

A. Public hearing to consider, discuss and act upon the adoption of Resolution #R-2018-0109-001 for 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 stated the workbook is a compilation of work compiled by GrantWorks that is preliminary information that will help drive the new Comprehensive Plan. We will have community input and work sessions to help create our new Comprehensive Plan.
- Mayor Piwko stated there are no pro or cons to the Comprehensive Plan. She opened the public hearing at 6:18 pm and closed it at 6:18 pm. She did point out that one of the changes the Council had requested did not get changed. She stated on page 2-2, table 2A, the last line where it stated 2017 estimates, the first number in that column required a footnote that stated it was the January 1, 2017 estimate.
- Craig Overstreet stated he wanted to express his consternation, as he has in other public forums, about the whole process and how fast the review had been. He explained he did not feel like the Council nor the citizens had a chance to give adequate input. He continued by saying he felt like it was an insult that Council had to approve the document so quickly in order to receive grant funding. He explained that several chapters are being moved from the document to a new Comprehensive Plan and that was all decided with very little input from Council. He said he understood the document is a road map, but he

knows it should be a long process to receive final approval because he has sat on a Comprehensive Plan Committee before. He feels it is an insult to the planning process to have the document rushed through for approval. He stated he looks forward to input from citizens over the next year and hopes the City can complete the Comprehensive Plan in a year. He indicated that all the boards and committees need to have input in regards to the document. As it relates to the Resolution, he explained he would like to correct section 5 where it indicated "capital needs listed and ranked within the reports were presented, discussed, and reviewed by local officials". He stated they were not discussed. He explained they were reviewed and in January or February the City is going to be developing a capital needs program. He asked that the word "discussed" be removed from the Resolution in section 5.

- Mayor Piwko wanted to point out the document was a workbook. It contains information and suggestions and the adoption by Council is non-binding for the actions. It will be used to go forward and create our new Comprehensive Plan.
- Mike Hurst stated he wanted a timeline established regarding the process of completing the Comprehensive Plan so that it can be finished in a year.
 - Motion to approve as amended made by Mike Hurst
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

V. REGULAR AGENDA

- A. Consider, discuss, and act upon a donation from the Farmersville Chamber of Commerce for a Bike Station on the Chaparral Trail.
- Joe Helmberger who resides at 315 Houston Street, who was representing the Chamber of Commerce, came forward and stated every year they host a Trick-It-Up bike ride and the Chamber has always tried to give something back to the community. This year the Chamber is wanting to donate a bike repair station for the Chaparral Trail. He stated the Chamber will mount it anywhere Ben White would like it on the trail. They will order it and mount it. It is also supposed to be vandal proof. The station has wrenches, a manual air pump, and a stand where someone could work on their bike.
 - Mayor Piwko asked how much the station would cost.
 - Joe Helmberger stated it would cost approximately \$1,250.00.
 - Mayor Piwko wanted to know where Mr. Helmberger and the Chamber were proposing to place the bike station.
 - Joe Helmberger stated where ever Ben White wanted them to mount it.

- Ben White wanted to know if there would be any opposition to running the bike station by the City Amenities Board to ask for suggestions on where to have it mounted.
 - Craig Overstreet thanked Joe Helmberger and asked him to thank the Chamber.
 - Alan Lathrom recommended the City Council accept the donation and the location could be identified by the City Manager or the City Amenities Board at a later time.
 - Motion to accept donation and allow City Manager or the City Amenities Board to identify location to mount bike station made by Craig Overstreet
 - 2nd to approve was Michael Hesse
 - All council members voted in favor
- B. Consider, discuss, and act upon Resolution #R-2018-0109-002 supporting the proposed Palladium Farmersville Development in an area located south of U.S. Highway 380 and West of County Road 607.
- Ryan Combs with Palladium addressed Council, introduced himself, and spoke about Palladium and how the company started in Italy over 140 years ago and now have offices in Dallas. He stated north Dallas is in a growth area and there have been dramatic job growth as well. But, the workforce that supports our growing economy is being left behind. The people that support our economy need affordable housing. Our developments go into communities that are growing and we are proposing 80 units of Class A products in Farmersville. He stated they are not a merchant builder who buys and turns properties. Palladium has built in Van Alstyne, Aubrey, and is under construction in Anna. Farmersville would be a \$12 million or \$13 million development. Each unit costs approximately \$170,000.00 to build. He explained the company uses tax credits that enables them to hold the property long term. Palladium would like to partner with the City and form a relationship as the City grows. He stated they have a piece of property next to Brookshire's and it will need to go through a zoning change. Palladium uses housing tax credits that are issued by the IRS and it has nothing to do with HUD or public housing. The complex will be privately owned. We take tax credits from the IRS and then sell those credits in the open market which gives us our equity. That is how Palladium is able to build a Class A product in Farmersville that someone would normally see in North Dallas. It allows Palladium to bridge the gap of costs by using the tax credits. He explained Palladium is requesting a Resolution that gives support of the facility in order to apply for the tax credit funding. He indicated they would come back at a

later time to apply for the re-zoning. At that time Council will see all the details of the project like the elevations and exterior materials being proposed.

- Mike Hurst asked Ryan Combs about the tour of Aubrey and how he was under the impression that 85 units were going to be built and then 10% would be lower cost units. He wanted to make sure the same quality was going to be built here as they were in Aubrey. He explained the letter that Council received stated there would be approximately 80 units of which approximately 80 units would be for incomes at or below 60% of the area median income. He stated he understood that to be 10% of the units and asked if that would be 8.5 units available for lower income. He also inquired if Palladium would include the upgrades of granite countertops and stainless steel appliances. We were assured by Palladium, on the tour in Aubrey, they would not be HUD housing. He said that it was also discussed that it would be a gated community, with an on-site manager, an on-site maintenance person, and on-site security along with some carports for people to park under.
- Ryan Combs stated all of those things will be included at the site just as stated on the tour. He explained 80 units was the maximum they could build under the housing tax credits in Farmersville. Fair Housing Laws are defined by HUD as people who make below 30% of the area median income. The area median income that Palladium goes by is the Dallas-Fort Worth metropolitan statistical area which is \$73,400.00 a year. The people making 30% of that amount are making approximately \$20,000.00 a year. About 10% of the units would be at that level. He explained they do not lease three bedrooms units at that rate, but only one and two bedroom apartments. For those specific apartments at that price Palladium likes to market toward senior citizens who live on a fixed income. The rest of the units would be for people who make 60% or more of the area median income level. He explained the rent and unit mix information sheet that he provided and showed how the rent in Farmersville would compare to other cities in the area. He explained the state calls the prices affordable, but they are market rates in this area. This allows Palladium to take rents that are achievable in this market and build a product that would be built in Frisco.
- Mike Hurst asked if they would look at a second phase if the apartments fill up.
- Ryan Combs stated that is what they like to do. The company is big on building more than one property in the same town. For example in Aubrey, it was pre-leased before it was finished and there is a waiting list. He

explained they own land next to that facility and hope to build a second phase.

- Mayor Piwko pointed out that Palladium does a very rigorous vetting process of the applicants for the housing and they do not accept public housing vouchers. She stated everything is based on income of working class families. These would be people like our City staff and our police officers. It is a good quality, solid housing for a fair amount of income. It is family friendly and their amenities are better than any in Farmersville.
- Mike Hurst asked Ryan Combs if they were still looking at 18 months or so before breaking ground.
- Ryan Combs stated they have submitted a pre-application to the state that shows they have the site under contract and would submit the complete final application by January 26, 2018. We will work with the state through the spring and they will award the tax credits in late July. At that point they would start the building permit process. Hopefully, ground breaking would take place before the end of the year.
- Mayor Piwko asked if Ryan Combs could explain why Collin County is obtaining additional tax credits on the application due to changes in the law.
- Ryan Combs explained there is a state statute that says counties that have been declared disaster areas by the Governor within two years of the application being submitted qualify for an additional ten points on their application. It is a competitive process and we are competing with a lot of other developers for the funding. Two years ago, on January 26th, the Governor declared Collin County as a disaster area and that expires on January 26th of this year. If we did not have those extra ten points it would have been very unlikely to receive the funding.
- Donny Mason stated the investors participate for 15 years and then the company keeps the properties and does not flip them.
- Ryan Combs stated that was correct. They buy out the debt from the investors at the end of 15 years and then Palladium keeps the property. After 15 years the investors have achieved all the benefits from the tax credits they are allowed by law and then we are able to buy them out for 30% of what the property is worth. So at that point we have a cash flowing property with 30% debt. He stated why would Palladium not want to keep the property.
- Michael Hesse asked about what else Palladium would need from the City in order to obtain the funding, and how their investors would feel about coming into an area that is not really developed.
- Ryan Combs stated they have relationships with the investors because they have built in Aubrey, Van Alstyne, and Anna. We have a group of investors

that will follow us. Sandra Green has been helping get information for the application and that is the main thing.

- Sandra Green stated she received letters of support from the Chamber of Commerce, the Farmersville Outreach Alliance, and Representative Justin Holland. All of those were needed for the application.
- Craig Overstreet stated Palladium was required to notify the school district and asked if they had already done that.
- Ryan Combs stated they have already notified the school district.
- Mayor Piwko stated Sandra Green had conducted some research to determine the criteria for qualifying for free and reduced lunch at the schools.
- Sandra Green stated according to the state guidelines most, if not all, of the residents who could afford to live in the apartments would not qualify for free and reduced lunches.
- Mayor Piwko stated based on the estimates there may be around 20 to 30 students who would live in the apartments.
- Ryan Combs stated that was about the number they typically see. On average for every 100 apartment units there will be 20 children living there.
- Mike Hurst asked Ben White if there appeared to be any hang ups the City might foresee.
- Ben White indicated he did not see any. He stated the property had already been platted when the Brookshire's property was developed. They have all the utilities that are needed, but it will have to go through re-zoning because they cannot place multi-family in a commercial zoned area. It would not be grandfathered in.
- Ryan Combs stated they have applied for the re-zoning of the property.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- Mayor Piwko also stated she wanted to give public recognition to Sandra Green who saw Palladium's product and reached out to the company about building in Farmersville. She said this was a good example of economic outreach for the City.

- C. Consider, discuss, and act upon Resolution #R-2018-0109-003 designating authorized signators for the 2017 Texas CDBG Program contract 7217129 (Rike Street).
- Motion to approve made by Mike Hurst
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

- D. Consider, discuss, and act upon Resolution #R-2018-0109-004 adopting required CDBG Civil Rights policies.
- Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- E. Consider, discuss, and act upon funding for fire radios.
- Ben White stated this item was discussed at a previous meeting but it had not been approved. He explained in the previous meeting he included the cost for storage units as well. The storage units have been taken off and staff is only asking for the purchase of radios.
 - Mayor Piwko wanted to clarify the amount that was needed for the radios. She indicated the principal amount showed \$140,000.00 but the title block showed \$120,000.00
 - Ben White stated the sheet was a planning document, but it could be changed to \$140,000.00.
 - Daphne Hamlin stated the amount the City was asking for was \$120,000.00.
 - Ben White indicated the numbers added up to \$140,000.00 so the title would need to be changed to reflect that.
 - Mayor Piwko asked Fire Chief Kim Morris if he needed \$120,000.00 or \$140,000.00.
 - Kim Morris stated he only needed \$104,595.00 for the fire department.
 - Ben White explained the extra amount was for the public works radios. He stated if the amount came in less than the \$140,000.00 he would conduct a fact finding mission and promised he would send an email to inform the Council what the amount actually was.
 - Mayor Piwko suggested the motion be stated not to exceed \$140,000.00.
 - Craig Overstreet clarified the radios being purchased were the ones that would allow communication with the county. He asked if the City was going into a 5 year debt financing would the radios have a useful life after the 5 years.
 - Kim Morris stated he has used his fire radio for over 12 years.
 - Motion to approve funding for radios not to exceed \$140,000.00 made by Donny Mason
 - 2nd to approve was Michael Hesse
 - All council members voted in favor
- F. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a Final Plat for S&D Properties Addition, Lots 1 & 2, Block 1.

- Sandra Green stated the piece of property was owned by Dan and Sandy Day and was being platted for houses. They are subdividing one lot into two in order to build the houses.
 - Ben White indicated the plat dedicated all the necessary right-of-way's and utility easements.
 - Sandra Green explained the City Engineer had reviewed the plat and stated it had met all the requirements of the City's Subdivision Ordinance.
 - Craig Overstreet asked if the house's being built would be in line with the other houses on the street.
 - Sandra Green explained the building setbacks are regulated by the Zoning Ordinance and they could not build in front of that setback.
 - Ben White stated the other residences on the street may have fallen under a different ordinance and would be grandfathered.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Todd Rolan
 - All council members voted in favor
- G. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a Final Plat for the Summit Addition, Lot 1, Block 1.
- Sandra Green explained the plat was reviewed and approved by the City Engineer and the property owners were platting the property to build a house. The plat dedicated the sewer line for the property to the east and staff is recommending approval. The Planning & Zoning Commission reviewed the plat and had no issues.
 - Ben White indicated the property was really close to the railroad tracks and the properties easements tied into the neighbor's property to allow them to have sewer.
 - Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- H. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a Final Plat for Wilson Hill Estates, Lots 1 & 2, Block A.
- Sandra Green explained the property owner sold a 10 acre portion of his property to his neighbor and kept the 1.489 acre track that his house was on. The property is located in the ETJ and when he went to Collin County to pull a building permit for a shed they told him the property had to be platted through the City. Since the property he retained is smaller than 5 acres that triggers the requirement for a plat. He was told that both pieces of property had to be platted in order to make it legal.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

- I. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a Final Plat for the Summit Addition 2, Lot 1, Block 1.
- Sandra Green stated the plat had been reviewed and approved by the City Engineer. She explained this was the property where the owners did not have access to City sewer, but the plat would provide the easements for the utilities.
 - Ben White recommended conditional approve because the lot does not currently have a sewer line to tap in to. The City requires that all utilities be in place prior to filing a plat.
 - Alan Lathrom stated Ben White's recommendation gets into the situation where the state says a city must approve or disapprove a plat within 30 days. Rather than doing a conditional approval, he recommended a conditional denial until the sewer was connected to the property. That way when the sewer is extended the plat would be approved and filed.
 - Mike Hurst asked if permission was obtained for a right-of-way across the property for the sewer.
 - Ben White indicated the easements had been provided on the plat.
 - Mayor Piwko asked if Council should approve it since the easement was there allowing the sewer line to be installed.
 - Ben White stated that would not meet City requirements according to our Subdivision Ordinance.
 - Mike Hurst asked what the timeline would be for installing utilities across the property and who would have the responsibility to install the sewer.
 - Ben White explained the developer is typically responsible for that. However, the City has had discussions in the past with the developer about who will pay for and install the sewer line. He indicated that would actually be discussed at a future meeting.
 - Michael Hesse asked if it would make more sense to discuss all the sewer items with the developer first instead of approving or denying the plat.
 - Ben White stated with a conditional denial it would at least let the developer know that once the sewer is installed the plat would be approved.
 - Mayor Piwko stated the property would need two manholes and the owners were asking the City to share the costs of the manholes and the sewer line. She indicated Council had not made a commitment on whether the City would pay for some or all of the installation.
 - Alan Lathrom stated the developer could ask in writing for the plat approval to be continued instead of the conditional denial. He stated the City cannot file a plat until the infrastructure is in place.
 - Mayor Piwko asked the developer if they were understanding everything that was being discussed.
 - A representative from Texas Vineyard Homes indicated she was following the conversation, but she did not understand the conditional approval.
 - Alan Lathrom explained that since the easement to have the sewer extended to the property in question is on an adjacent lot it would not do the developer any good to ask for a continuance.

- Motion of conditional disapproval until sewer is provided to lot made by Michael Hesse
- 2nd to approve was Craig Overstreet
- All council members voted in favor

J. Consider, discuss and act upon Interlocal Agreement with Collin County for Library Services.

- Mayor Piwko stated she wanted to combine this agenda item with item M. which is a discussion regarding budget shortfall in library funds.
- Trisha Dowell addressed Council and explained the funding from the county over the past year was a little over \$14,000.00 and because of a data error the library is receiving a little under \$7,000.00 this year. The county was unable to adjust their budget to make up the difference. She explained she created a list of ways the library could slash their budget in order to make-up the difference.
- Mayor Piwko asked how much was usually spent on the book fund capital purchases.
- Trisha Dowell stated it is a \$15,000.00 fund.
- Mayor Piwko indicated it was going down to \$12,000.00. She stated the City may not be able obtain all the best sellers, but it could be done for a year.
- Trisha Dowell explained the library has had a \$12,000.00 budget before so it could be done.
- Craig Overstreet asked if there was a process put in place so the numbers are accurately reflected in the future.
- Trisha Dowell stated the funding formula was different from last year. Some cities received less money this year than they did last year. Many cities last year received approximately the same amount.
- Craig Overstreet wanted to know how the City would prevent the data error next year.
- Trisha Dowell explained the librarians in the area are meeting more this year to discuss and send the information to the county on time. She said hopefully the numbers will be presented differently.
- Mayor Piwko said John Thomas at the Commissioner's Court is watching it for us to ensure the clerical errors do not occur in the formula process next year.
- Ben White stated the Commissioner's Court is probably going to look at the book type funding less than computer usage. They have indicated they are much more willing to support the computer usage rather than books or reading materials. We will make sure they have good computer usage data from the City.
- Craig Overstreet stated that on behalf of the Council he wanted to thank Trisha Dowell for revisiting the library budget to see where cuts could be made.

- Motion to approve ILA for library services made by Michael Hesse
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- K. Update on Boundary Agreements with Blue Ridge, Nevada, Josephine, Caddo Mills, and Lavon.
- Sandra Green stated she contacted the City of Blue Ridge and the agreement went before their City Council in December, but it was tabled. The City Secretary indicated there has been no discussion by the Mayor since. The City Secretary was going to try and see where their Mayor stood on the issue and if they were going to take it before their Council again. An email was sent out to the City of Nevada to check on the status of their review of the agreement. There was an issue with the wording regarding the directions of the boundaries in the agreement, but they had no issues with the map. She stated she spoke to the City Attorney for Nevada and he was going to change some of the wording and send it back to for review. She also explained she spoke to the Mayor of Josephine a few months ago, but has not heard back from him. She indicated it was difficult to get in touch with people there. She stated the City of Lavon had an interesting outcome. The City Administrator forwarded a document that showed Garland may own the land that is adjacent to the City of Farmersville and not Lavon. She indicated she would need to show Ben White the map and he would need to determine who we would need to talk to about the boundary agreement.
 - Ben White indicated he believed the City had been through this issue before, but he would take a look at it.
 - Alan Lathrom stated he believed Garland was adjacent to the City. He explained Garland has a 5 mile ETJ because they have their water plant and the dam in that area.
 - Sandra Green explained she had sent the Caddo Mills City Secretary several emails but has not received a response. She stated she has also tried to call, but she is still working on talking to someone about the agreement.
 - Michael Hesse asked if the City had already established its boundaries with Princeton.
 - Sandra Green indicated those were already established.
 - Mike Hurst stated the agreements with the cities to the south, like Josephine, would be advantageous for the City to establish that fairly quickly because of the growth that is coming up from Community and Nevada.
- L. Update on 607 Waterford Street concerning building being constructed at the corner of Waterford and Sycamore.
- Mayor Piwko stated she has seen progress but asked if the owner came in and purchased a new permit.

- Ben White stated he did not come in for a new permit, but he spoke to the homeowner in December and told him that progress needed to take place. He explained to the owner the permit had expired and that his patience would run out in January. At that point the City would require him to go through the permit process and pay the fees again.
- Donny Mason clarified the deadline was the end of January.
- Ben White stated yes the end of January was the deadline and he is expecting to see something done. He indicated he would start watching and if he sees progress but it is not finished he would use his best judgement as to whether to let him continue without applying for a new permit.
- Todd Rolen stated he would like to know the timeline on the fence.
- Ben White indicated by the end of January the fence needed to be up. He stated he asked him to put up the fence immediately.


VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for an update on the Historical Preservation Ordinance, the Open Storage and Vegetation Ordinance, the Little League and Riding Club Agreements, and the Sign Ordinance.

VII. ADJOURNMENT

Meeting was adjourned at 7:40 p.m.

APPROVE:


 Diane C. Piwko, Mayor

ATTEST:


 Sandra Green, City Secretary

