



**FARMERSVILLE CITY COUNCIL
SPECIAL SESSION MINUTES
For
April 17, 2018, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Mike Hurst, Todd Rolen and Michael Hesse were all present. Donny Mason was not present. City staff members Ben White, Sandra Green, Paula Jackson, Daphne Hamlin, Reagan Rothenberger, Rick Ranspot, Mike Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Brady Duncan who is a part of the Farmersville Boy Scout Troop 592 followed by the pledges to the United States flag and the Texas flag.
 - Calendar of upcoming holidays and meetings was presented in the agenda packet.
 - Farmersville Intermediate School's 8th Annual "Physics Fair" will be Monday, April 30th from 6:00 p.m. to 8:00 p.m.
 - City Council will be appointing a new member to the North Texas Municipal Water Board at the next City Council Meeting. Anyone interested in serving please contact the City Secretary's Office.
 - Upcoming meetings are subject to change dates or locations due to early voting for the upcoming elections. Please refer to the calendars in the City Council Agenda Packet or the City's website for those changes.
 - Proclamation for Motorcycle Awareness Month was read out loud and presented to some members of the audience. One spokeswoman for the riders gave a few safety tips to the audience and Council.

II. PUBLIC COMMENT

- Mr. John Hart who resides at 18601 CR 646 thanked Ben White for repairing the roadway he had brought to the attention of Council at the previous meeting. He also asked about the status of the Islamic Association Cemetery plat and the cement plant that was being proposed.
- Ben White stated the cement plant was still in the works, but they were still in the ETJ.
- Mayor Piwko explained they had not received any new information regarding the IACC.

- Ms. Alice Bridges who resides at 509 Gaddy Street addressed Council and stated that with all the negativity in the world and in the City she just wanted to tell the Council she knew how much time they spend every day trying to make the City better. She wanted them to know that she supported them. She also wanted to commend City Hall staff and the Public Works crew. She indicated that every time she needs something she calls and they are out at her residence quickly.

- Mr. Randy Smith who resides at 508 CR 610 addressed Council and discussed issues he was finding around the Camden Park construction site. He brought a county roadway sign that had been knocked down as well as an empty cement bag that had been found blowing in the wind away from the site. He also discussed the street conditions near Camden Park.

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. Public Works Report
- G. Library Report
- H. City Financial Report
- I. City Manager’s Report

- Mayor Piwko pulled the Public Works Report, City Financial Report, and the City Manager's Report.
 - Motion to approve reports A through E and G made by Michael Hesse
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

- Mayor Piwko discussed the Public Works Report first. She wanted to point out that a new formula was being used to track the progress of projects.
- Ben White stated he was going to start using percentages to show how far along the City was on projects and he just amended the report a little to help with easier review.
- Mayor Piwko asked about the wastewater lift stations.
- Ben White indicated they are focusing on getting the wastewater to Camden Park first, and then they would work on the other lift stations.
- Mayor Piwko asked about the infiltration issues.
- Ben White stated they are working on the issues. He also talked about the sewer truck and how much more efficient things will be having it.
- Mayor Piwko also brought up the large amount of wood that is rotting on the gazebo located on the square. She indicated it would need to be repaired and repainted.
- Ben White stated he would look into getting it repaired.
- Mayor Piwko asked if the playground equipment at Southlake Park had been funded.
- Ben White explained that it had not been funded yet.
- Mayor Piwko asked about the Dollar General line upgrades.
- Ben White stated the City was upgrading from old equipment. The City's crew is just trying to be proactive.
- Mike Hurst asked about the bullet proof glass in the City Hall lobby.
- Ben White indicated the contractor could not complete the glass like the City was wanting so they are trying something different and it is supposed to be delivered soon.

- Mayor Piwko asked Daphne Hamlin to give the Council information concerning the Collin County Appraisal District luncheon that was held.
- Daphne Hamlin explained the projected numbers indicate the City housing rate would increase by 6.34%. That would bring the City's average home

value to \$138,000.00. She explained the numbers are very preliminary and they will be changing almost every day.

- Mayor Piwko indicated Ben White had answered all the questions she had on the City Manager's Report in the Public Work's Report.
 - Motion to approve the Public Works Report and the City Manager's Report made by Michael Hesse
 - 2nd to approve was Mike Hesse
 - 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. FEDC (4A) Meeting Minutes
- B. FEDC (4A) Financial Report
- C. FCDC (4B) Meeting Minutes
- D. FCDC (4B) Financial Report
- E. Main Street Board Minutes
- F. Main Street Report
- G. Planning & Zoning Commission Minutes
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

V. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a request for certain variances and waivers from some of the requirements of the City of Farmersville's Subdivision Regulations, Chapter 65 of the Farmersville Code, for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.
 - Mayor Piwko opened the public hearing at 6:43 p.m. and asked if anyone was present to speak for or against the agenda item.
 - Matt Atkins with Concept Engineering came forward and explained he represented the developer and told a little bit about the property.

- Mayor Piwko suggested that before he go into details she would ask if anyone else was in attendance to speak for or against the item.
- No one else came forward
- Mayor Piwko closed the public hearing at 6:45 p.m.
- Matt Atkins explained the variances and waivers requested and explained the Planning & Zoning Commission decided on the following:
 - Approved wavier regarding 50 feet right-of-way, no park and open space would be required because it is in the ETJ, they would not have to complete the improvements to County Road 553, and no landscape plan would be required because it is in the ETJ.
 - Approved storm water detention being subject to the applicant providing a hydraulic study that shows no adverse conditions are created downstream as a result of the development.
 - Approved a reduction in roadway width to 26 foot of pavement area with 3 foot of shoulder on each side at the same grade as roadway, with a cul-de-sac that meets the requirements of the fire code.
- Craig Overstreet asked what kind of material the shoulders of the road would be.
- Matt indicated the shoulders of the roadway would be grass and the homeowner's would maintain it. There would be the roadway, grass at the same grade as the roadway, and then a ditch for drainage.
- Mike Hurst asked about the size of homes he would be building and also the lighting of the properties.
- Dakota Cryer, developer, stated they would build homes that were a minimum of 2,300 square feet and the property owners would be responsible for lighting their own property.
- Craig Overstreet asked if emergency vehicles could get down the cul-de-sac.
- Ben White stated it was not the City's typical design, but he felt confident that it would be fine.
- Mayor Piwko explained the Planning & Zoning Commission discussed this and it was indicated most of the homeowner's had so much land they would not park on the street.
- Matt Atkins indicated the cul-de-sac did meet the fire code.
 - Motion to approve the recommendations set out by the Planning & Zoning Commission made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

B. Public hearing to consider, discuss and act upon the proposed complete rewrite and revision of the City of Farmersville's Zoning Ordinance; receive input from

citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.

- Mayor Piwko opened the public hearing at 6:57 p.m. and asked if there was anyone in attendance who wanted to speak for or against the proposed Zoning Ordinance.
- Randy Smith who resides at 508 CR 610 stated he had not heard back regarding any comments he had made to the Mayor or Ben White in previous meetings regarding the Ordinances.
- Mayor Piwko stated some of the comments had been noted, but the approval of the Ordinance would be at a later meeting. She indicated she would expect to see those changes in the final draft.
- No one else came forward to speak.
- Mayor Piwko closed the public hearing at 6:58 p.m.

C. Public hearing to consider, discuss and act upon the proposed complete rewrite and revision of the City of Farmersville's Subdivision Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.

- Mayor Piwko opened the public hearing at 6:58 p.m. and asked if there was anyone in attendance who wanted to speak for or against the proposed Subdivision Ordinance.
- No one came forward.
- Mayor Piwko closed the public hearing at 6:59 p.m.

D. Public hearing to consider, discuss and act upon Ordinance #O-2018-0417-001 for an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from SF-1 - Single-Family 1 District Uses to PD - Planned Development District Uses for an Office Center with a Base Zoning District of O - Office District Uses Allowing One One-Story Building for Professional or General Administrative Office Uses. The property is generally situated at 311 Sycamore Street and is known as Lot OL 1 of the Gaddy Addition, and located in the W.B. Williams Survey, Abstract A952, of Farmersville, Collin County, Texas.

- Councilmember Michael Hesse and Councilmember Todd Rolan recused themselves due to a conflict of interest.
- Mayor Piwko opened the public at 7:00 p.m. and asked if there was anyone in the audience to speak for or against the item.
- Rachel Crist, paralegal for the attorney presenting Mr. Crump, came forward and introduced herself and stated she would answer any questions the Council might have.
- Craig Overstreet asked about the square footage of the building.
- Rachel Crist explained there was approximately 2,644 square feet.
- No one else came forward to speak.
- Mayor Piwko closed the public hearing at 7:01 p.m.
- Mike Hurst asked if the Planning & Zoning Commission approved the request at their last meeting.

- Mayor Piwko said they passed it unanimously.
- Craig Overstreet asked if there would be enough space for adequate parking and ADA requirements.
- Ben White indicated they would still have to meet the parking guidelines.
- Alan Lathrom indicated the Fire Marshall would make sure the ADA parking was satisfactory before they were allowed to receive a certificate of occupancy. They would have to have the correct number of spaces based on the use of the property.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- Mr. Hesse and Mr. Rolan returned to the room.

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon Ordinance #O-2018-0417-002 regarding an amendment to the Fiscal Year 2017-2018 budget for a sewer truck.
- Ben White indicated the funds were allocated last year, but the sewer truck just came in.
 - Motion to approve the amendment to the Fiscal Year 2017-2018 budget made by Craig Overstreet
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon issues arising out of living streaming inside Council Chambers.
- Alan Lathrom indicated there were no actions that needed to be taken on this item. He explained that recordings and live streaming can take place by citizens as long as they do not disrupt the meeting. He stated he wanted the audience to understand the videos could be streamed or posted on websites or other places.
 - Mayor Piwko added there had been instances where people where in some of the videos not realizing their discussions were being recorded. She just wanted citizens to be aware of the streaming of the meetings.
- B. Consider, discuss and act upon the Final Plat of Lots 1 through 10, Block 1, of the Deer Crossing Subdivision.

- Motion to approve with the waivers made by Craig Overstreet
 - 2nd to approve was Todd Rolan
 - All council members voted in favor
- C. Consider, discuss and act upon a donation from the Farmersville Rotary Club to the Farmersville Senior Citizens Center.
- Craig Overstreet thanked the Rotary Club for the donation.
 - Motion to approve made by Todd Rolan
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- D. Consider, discuss and act upon the appointment of an elected official or other appointed city official to serve on the Texas Community Development Block Grant Program Regional Review Committee.
- Ben White stated he had no recommendations for an appointment. He stated the Council could choose some names and then come back at a later time to choose.
 - Sandra Green stated the representative from the North Central Texas Council of Governments indicated the member would typically a Councilmember or other City board member.
 - Mayor Piwko indicated she would volunteer.
 - Motion to approve the appointment of Diane C. Piwko to the board made by Craig Overstreet
 - 2nd to approve was Michael Hesse
 - All council members voted in favor
- E. Discuss possible ways to consolidate reports for review.
- Ben White stated he condensed the Public Works Report and stated a lot of other reports are bulky. He was wanting direction from Council whether they wanted the reports on the website and not printed in the Council packet every time. He wants to work with staff to see if there is anything that could be removed from the reports and then limit what goes in the agenda packet.
 - Mike Hurst indicated what Council is really looking for is a progress report and not the same information over and over again.
 - Ben White stated he would use the Public Work's Report and the City Manager's Report as examples and try to go from there.
 - Michael Hesse stated he would like to see things linked in the agenda online and go toward more digital.

- Craig Overstreet explained he would like to see a summary of the transfers in the City Financial Report, and summaries on water and wastewater systems.
- F. Update regarding the City of Farmersville's agreement with the Riding Club.
- Mayor Piwko indicated this item was pulled from the agenda.
- G. Review Ordinance #O-2014-0812-001 and discuss the City's current policy regarding e-cigarettes.
- Ben White stated the City needed direction from Council on where they needed to go with this Ordinance.
 - Craig Overstreet indicated the current Ordinance does not regulate the use.
 - Todd Rolan explained they have individuals using e-cigarettes at J.W. Spain and the smoke is going into children's faces.
 - Ben White asked if Council wanted to prohibit e-cigarettes in all areas of the park or in certain area.
 - Alan Lathrom stated the current Ordinance does not include e-cigarettes because they came after the Ordinance was written.
 - Craig Overstreet indicated the City would need to include signs at the parks.
 - Alan Lathrom stated we could include signage in the Ordinance.
 - Mayor Piwko said she would like show that alcohol is prohibited on the signs as well. She gave direction to staff to redo the Ordinances to incorporate e-cigarettes.

VII. EXECUTIVE SESSION

- Alan Lathrom indicated there was no need to go into executive session.

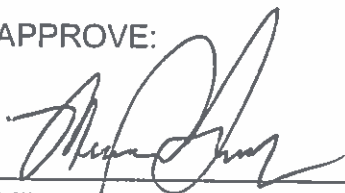
VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted to start reviewing sections of the Comprehensive Plan Workbook.

IX. ADJOURNMENT

Meeting was adjourned at 7:32 p.m.

APPROVE:



Mike Hurst, Mayor Pro-Tem

ATTEST:



Sandra Green, City Secretary

