



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
July 10, 2018, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Todd Rolan and Michael Hesse were all present. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, Mike Sullivan, Kim Morris, Daphne Hamlin, Reagan Rothenberger and City Attorney Alan Lathrom were also present.
- Prayer was led by Kevin Lisman with the Farmersville Fire Department followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings
 - Mayor Rice stated the Library Summer Reading Program is continuing on the regular scheduled days.
 - The Texas Department of Transportation has scheduled a public hearing for Thursday, July 12, 2018 at 4:00 to receive comments to the 2019 Unified Transportation Program (UTP). Individuals can participate in person at the local TxDOT District Office or via WebEx. See attached flier for details.

II. PUBLIC COMMENT

- John Hart who resides at 15601 CR 646 addressed Council and asked about the status of the Islamic Cemetery. The other item he wanted to discuss was in relation to the City of Farmersville and City of Nevada border. He was asking about the safety of the area if several houses are built and who would police the area.
- Cindy Dickens who resides at 212 FM 2194 shared her concerns regarding the U.S. Highway 380 alignment. She passed out a letter to the Council because she stated her comments would take longer than three minutes. She indicated

she went to the meeting TxDOT held and saw the possible alignments. She indicated she met with Ben White and saw that someone in the City had altered those maps to show the alignment in a different location. She stated the alternate location would go through their 77 acre family tract. The TxDOT yellow route had shown it going through the tip of the property. She is against the southern routes that are being proposing because it would take their land and business that has been in the family for years.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually.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 from 6-12-18
- B. City Council Minutes from 6-26-18
- C. Police Department Report
- D. Code Enforcement/Animal Control Report
- E. Fire Department Report
- F. Public Works Report
- G. Library Report
- H. City Manager's Report
 - Mike Hurst wanted to pull the City Council Minutes from 6-12-18 and the City Council Minutes from 6-26-18.
 - Motion to approve reports C-H made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
 - Mike Hurst asked Ben White to give an answer to a question that was raised according to the City Council Minutes from 6-12-18. The question was on page 2 regarding whether the Development Agreement and other paperwork had been processed to show Reliable Concrete yet.
 - Ben White stated he had been working on it, but there is nothing concrete yet. He indicated they did learn the property was not in Reliable's name yet,

but we have been told they are meeting with their attorney to get it worked out.

- Mike Hurst also indicated that on page 5 where he made a 2nd to two motions and it needed to reflect approved and not disapprove.
- Craig Overstreet pointed out on the City Council Minutes from 6-26-18 there was an incomplete sentence on page 11. The sentence read "Alan Lathrom explained the City has a Professional".
- Sandra Green indicated it would be changed to reflect that "Alan Lathrom explained the City has Professional Service Agreements for Engineering and Planning. That allows the City to ask those companies to do work for us when it is needed".
 - Motion to approve City Council Minutes from 6-12-18 and City Council Minutes from 6-26-18 as amended made by Todd Rolan
 - 2nd to approve was Donny Mason
 - 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 Report

- Craig Overstreet asked for a clarification on the FEDC (4A) Meeting Minutes. He stated that on page 2 of the minutes from 4-19-2018 it stated the following: "Chairman said so that will be the Highway 380 bypass and the existing Highway 380 will be considered business 380. Mr. White said this is what he is currently trying to push, Council agrees". He explained that he did not recall Council ever going on record supporting the bypass.
- Mayor Rice agreed that Council has not made a statement that would indicate they were in agreement on any bypass.

- Ben White explained he could have made the comment in error. He would have Daphne Hamlin go back and listen to the recording to see if it was said.

V. REGULAR AGENDA

A. Collin College update regarding overall plan and projects.

- Ben White addressed Council and stated the project is on schedule to be built in 2020. They are looking to obtain building permits next year and the City has a Development Agreement with Collin College that was signed in February of 2011. According to the agreement, the City is responsible for water, sewer, electric, gas and streets. He stated there was a 12" water line that runs adjacent to the property and the City has installed a 350,000 gallon elevated water tank, so water is adequate around the campus. There is an available manhole on the southeast corner the College can have access to and there is also an available manhole across Collin Parkway to the west. Collin Parkway will be the name of the street that runs alongside the College in the north and south direction. There is a 4" gas line on the south side of U.S. Highway 380 and there may or may not be a charge to run the gas across the street, according to ATMOS. There is also a 4" available at the northwest corner of the intersection with U.S. Highway 380 and Collin Parkway. It is on the vacant lot just east of the dentist's office. They are requesting a 3" line, but there are access points. The City has steps in motion to buy the existing electrical substation that Oncor presently owns. The goal would be to get the substation running in order to accommodate the College. An engineer would have to provide the City with a suggested path to get electric to the Collin property. The City is also working on alternatives to move the substation to the eastern portion of town because the current substation is in a floodplain. The present location is not ideal for the growth of Farmersville. There is also reliability problems with the transmission lines to and from the substation. Talks have taken place about running a different line and partnering with Garland to build the line for us. This will be presented to the Public Utility Commission (PUC). The substation could stay at its present location but it would have to be build up on platforms to get it out of the flood area and it will need an updated transformer to accommodate the new growth of the College. He indicated revenue bonds out of our electrical account would pay for this.
- Mike Hurst wanted clarification that he heard Ben White say the substation on Washington Street would not accommodate the growth.
- Ben White explained it would not accommodate the growth and that is why

- he is trying to purchase the substation so the City could have control of it. The antenna at the substation could be very important to the City for communication with Fire and Police.
- Mike Hurst asked what the cost of substation and revenue bonds might be.
- Ben White stated it is preliminary, but he has the City Engineer working on the numbers.
- Mike Hurst asked about where the new location on the east side might be.
- Ben White explained he did not want to say the location right now, but 4A is trying to expand the industrial area east of town and it would probably be located in that area. The City will need to update Collin Parkway and Farmersville Parkway to a four lane road. The curve would be eliminated and it would turn into a t-intersection. The land that is in the middle of the curve and t-intersection would be given to Collin College along with the right-of-way in that area. The approximate cost of the roadway would be approximately \$8 million. The City has supporting funds from Collin County for a match of approximately \$2 million. He stated he believes it was \$1.9 million for Farmersville Parkway and \$100,000.00 for Floyd Street. With Council's permission he wants to ask Collin County to allow the \$100,000.00 for Floyd Street to go toward Farmersville Parkway as well. He is working with 4A, 4B, and TIRZ to secure funding for the road for a long term 20 year note. He indicated if you take the \$8 million and take off the \$2 million the funding would be \$450,000.00 a year for 20 years before it would be paid off. He is going ask 4A for a little more money than he originally asked for. He has not touched base with TIRZ yet, but he has not received any negative responses from 4A or 4B up to this point. He would use an interlocal agreement with those boards and then use those agreements to receive a bond to secure the note. There are ways to reduce the scope of the project by talking with Collin College. He indicated that he has spoken with the North Central Texas Council of Governments (NCTCOG) for funding support as well. Collin County may be giving more money for roadways in the future and the City can work with roadway impact fees. Unfortunately, it would take several years for the impact fees to start helping. We expect the TIRZ amount to go up because of the growth coming with Camden Park and the apartment complexes. He believes within two years if TIRZ is okay with the direction of this he hopes they would take on the project in its entirety. He did indicate he has not checked with TIRZ on that to see if it would be an option yet. They would get 4B out of the woods of supporting the roadway and then 4A last. The College will have an economic impact as well.
- Donny Mason asked if funding was in the works.

- Ben White stated he has spoken to the boards and he hopes they will sign the interlocal agreements and support the College. He explained the College Board could chose to go another direction.
 - Donny Mason stated the College's sign on their property states 2021.
 - Ben White said he is not sure of the construction date, but it could have changed.
 - Craig Overstreet stated he sat on the foundation board and they said 2020.
 - Mike Hurst asked if the road was not funded would that be a deal breaker with the College.
 - Ben White explained he would try to work with NCTCOG about an entry feature on Collin Parkway to try and delay some of the project.
 - Mike Hurst said the City needs to pursue every avenue to keep the College in Farmersville.
 - Ben White stated he would proceed forward with all due haste.
- B. Consider, discuss and act upon how the City Council can be debriefed on the latest information discussed in board meetings.
- Craig Overstreet explained the reason this item was on the agenda was because he does not want Council to be the last to know what happens in other meetings because residents hear it first. It is not feasible for the City Manager to brief six different members of the Council after every meeting, or the Chairman of the Boards or Commissions to come to Council and give a summary of what occurred.
 - Alan Lathrom passed out a sheet that showed how a report or brief summary from the Council liaisons could be incorporated into the agenda. He stated the best way to handle this issue would be to incorporate it into the informational section of the agenda. The idea would be to add language in the informational part and then add the boards and items that followed below that. By doing this, it would allow the Council liaison to give a brief report to the other members of Council. It has to be shown on the agenda to meet the Open Meetings Act requirements in order for citizens to have the right to come and listen if a summary was given.
 - Mayor Rice asked if we would have to specify what was going to be discussed, or if it could just be general information.
 - Alan Lathrom explained in an abundance of caution he would recommend all the boards and commissions be listed. For example, the liaison could give some additional insight other than the minutes to the City Council. If there are no minutes on the agenda, then he feels like there should be something showing what could be discussed.
 - Mayor Rice stated that sometimes the 4B minutes are not seen for one or

- two months. So if an update was given it would be sooner than the minutes.
- Michael Hesse explained the easiest thing to do would be to put something in the agenda that states that the Council liaisons could give a report of what happened at the meeting they attended.
 - Mike Hurst stated it could be an informational verbal report.
 - Alan Lathrom stated the City Council could just reach out to the City Manager or the City Secretary to add a verbal report on that specific board before the agenda was posted. If there is nothing to report and it was already placed on the agenda then the liaison could just say there is nothing to discuss at that time.
 - Craig Overstreet said he would like to try it and if they could not back up the liaisons comments through the minutes, then Council could revisit it again.
- C. Riding Club Arena Agreement update.
- Sandra Green stated the agreement was drafted as closely as possible to the Little League agreement and it was forwarded to the Alan Lathrom for review.
- D. Update on Budget process and schedule.
- Daphne Hamlin started the conversation with a brief summary of how productivity was going with the OpenGov software. She indicated she meets with the software developers every week. She explained all the financial history has almost been entered into the software so she could work more on the budget and she is hoping to present numbers to the City Council at the July 24th meeting. She began showing a Power Point presentation to Council and explained the tax rate actual numbers would not be available until the end of the month, but it appeared to be up about 3.5% from last year. She stated the City is right under the rollback rate. Last year the City gave \$186,000.00 out of the general fund to the TIRZ fund and this year she approximated that \$225,000 would go to TIRZ. The City's bond indebtedness for next year would be \$1,259,099.10.
 - Craig Overstreet asked if the Power Point was on the website.
 - Sandra Green explained it was not yet, but she would get it posted to the website after the meeting.
 - Ben White asked Daphne Hamlin what bonds were coming to maturity.
 - Daphne Hamlin explained the 2013 would have its last payment.

VI. EXECUTIVE SESSION

- Mayor Rice indicated the City Attorney had stated there was nothing to discuss in executive session, so it was removed from the agenda.

VII. RECONVENE FROM EXECUTIVE SESSION

- No executive session was held.

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Donny Mason wanted to discuss a City-wide clean-up.

IX. ADJOURNMENT


Meeting was adjourned at 7:02 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:



Sandra Green, City Secretary

