



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
February 12, 2019, 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 and Todd Rolen were all present. Michael Hesse was not in attendance. City staff members Ben White, Sandra Green, Mike Sullivan, Daphne Hamlin, Paula Jackson, Kim Morris, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Farmersville Fire Chief, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Farmersville Historical Society Spring Luncheon is Saturday, February 23, 2019 at 11:00 a.m.
  - City Hall will be closed on Monday, February 18, 2019 for President's Day.
  - The last day to apply for a place on the May 4, 2019 General Election ballot is Friday, February 15, 2019 at 5:00 p.m.
  - Flyer from North Texas Municipal Water District regarding Temporary Change in Disinfectant.
  - Mayor Rice indicated the Citizens Police Academy was still accepting applications.
  - Ben White stated OpenGov was now live on the City website.
  - Mayor Rice also acknowledged the Farmersville Boy Scout Troop that was in attendance.

**II. PUBLIC COMMENT**

- Kyle Odom who resides on CR 645 stated he wanted to recognize the Councilmembers for their service and the Farmersville Troop 310 who were in attendance working on their civic merit badge.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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

- Mike Hurst wanted to pull the Public Works Report and the City Manager's Report.
- Craig Overstreet wanted to pull the City Council Minutes.
  - Motion to approve Reports B,C and E made by Donny Mason
  - 2<sup>nd</sup> to approve was Todd Rolan
  - All council members voted in favor
- Craig Overstreet explained in the minutes it stated Palladium would allocate approximately \$70,000 to \$150,000 for the sewer line. He wanted to know how much they were going to actually provide and who came up with that figure.
- Ben White explained that Eddy Daniel figured the cost of the line for Palladium and he would touch on the cost later in the agenda.
  - Motion to approve the City Council Minutes made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Todd Rolan
  - All council members voted in favor
- Mike Hurst asked a question on the Public Work's Report. He asked about the status of the silent railroad crossings.
- Ben White stated there was paperwork the City would have to fill out for the U.S. government and other entities and he just placed more important items ahead of it.

- Mike Hurst explained he would like to know the costs and what paperwork was required.
  - Motion to approve the Public Works Report made by Mike Hurst
  - 2<sup>nd</sup> to approve was Todd Rolen
  - All council members voted in favor
  
- Mike Hurst asked about the Caddo Basin Agreement on the City Manager's Report and wanted to know the status.
- Ben White explained he was working with Alan Lathrom to get the agreement complete. The agreement would allow the City to get the waterline to Reliable Concrete.
  - Motion to approve the City Manager's Report made by Mike Hurst
  - 2<sup>nd</sup> 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 who serve as a liaison to a particular board or Commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also 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. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
  - 1. Possible Council Liaison Report

- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
  
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Minutes
  - 2. Possible Council Liaison Report
    - Mike Hurst stated he read the minutes and they seemed to be in order.
  
- D. Main Street Board
  - 1. Monthly Report
  - 2. Possible Council Liaison Report
    - Donny Mason stated they spoke about setting up committees for Farmers and Fleas and Audie Murphy Day. He said they also discussed the downtown sound system.
  
- E. Planning & Zoning Commission
  - 1. Minutes
  - 2. Possible Council Liaison Report
    - Craig Overstreet stated the minutes were in the agenda packet and the other items were on the agenda to be heard.

## V. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a request for a replat of two lots identified as Lots 22C and 22D, Block G, of the Farmersville Original Donation containing a total of approximately 0.413 acres of land in the City of Farmersville, Collin County, Texas, in an area that is located generally on the southeast corner of McKinney Street and Hamilton Street into right-of-way and one lot to be identified as Lot 22R, Block G, of the Hamilton & McKinney Addition.
  - Mayor Rice opened the public hearing at 6:16 p.m.
  - Ben White addressed Council and stated the City recommended approval. He indicated the plat was for the realignment of Hamilton Street.
  - No one else came forward so Mayor Rice closed the public hearing at 6:17 p.m.
    - Motion to approve made by Donny Mason
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All council members voted in favor

## VI. REGULAR AGENDA

- A. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the Preliminary Plat for Kingston Apartments, Lot 1, Block 1.
- Ben White stated the City Engineer had reviewed the plat and was recommending approval.
  - Todd Rolan asked if the apartment buildings would be built over the gas lines.
  - Ben White indicated they would not.
  - Mike Hurst asked about the time line for completion.
  - Ben White explained he was not sure. He said there was no indication that it would go beyond preliminary platting. He stated they have a lot of engineering behind it, but he had not heard anything regarding the time line.
    - Motion to approve made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All council members voted in favor
- B. Consider, discuss and act upon capital improvement projects for U.S. Highway 380 west wastewater.
- Ben White stated the Palladium Apartments wastewater project would be removing an older lift station and extending a sewer line that would aid in future growth. He explained the sewer line would run along the south side of Palladium and the other properties down to the new lift station. The City would get to use the money Palladium would have spent on moving the lift station and use that for the sewer line. The second wastewater project that is needed was where there was a bottleneck, he stated. Re-doing this sewer line would help provide extra capacity in the system. This line would eventually affect Camden Homes and Collin College. He explained the line needed to be fixed soon for future growth. He showed an Excel Spreadsheet that showed the amount of homes that have been permitted, built and sold in Camden Park and the impact fees that have been collected up to date. He stated he would be using impact fees to cover the cost of the wastewater lines. Both builders in Camden Park are expecting build out by this summer in Phase 1 and Phase 2. He explained the City does have funds in our reserve accounts if we needed them, but he did not believe that would be necessary. He said the City would run into problems if the bottleneck was not fixed soon. He indicated the impact fees were not budgeted for the projects so there would have to be a budget amendment.

- Craig Overstreet stated we are receiving \$120,000 from Palladium, but asked if the City would receive impact fees from Collin College.
- Ben White stated he believed the City waived all the impact fees for Collin College and the City had to provide all utilities. He indicated they are expecting to accept students in the fall of 2021.
- Mike Hurst asked how much the City would be short if we did not receive any more impact fees.
- Ben White stated the City would be short approximately \$100,000 that would have to come out of reserves.
- Mike Hurst asked if the lift station being removed could be utilized in another area.
- Ben White stated the sewer gases get into the electronics and ruins them. He would not use the system again.
  - Motion to allow City Manager to move forward with sewer lines as designed made by Mike Hurst
  - 2<sup>nd</sup> to approve was Todd Rolen
  - All council members voted in favor

C. Consider, discuss and act upon a Development Agreement between the City of Farmersville and Palladium USA.

- Ben White stated Palladium would be contributing \$120,000 toward the sewer costs.
- Craig Overstreet asked how the City came up with that amount.
- Ben White stated he and Eddy Daniel figured the cost of what it would have taken to move the lift station.
- Mike Hurst asked about the time frame of the project.
- Ben White stated he was trying to have the project completed by the end of August.
- Mike Hurst asked if the two projects would have any bearing on the wastewater treatment plant.
- Ben White stated it would not because they were two different projects.
  - Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor

D. Consider, discuss and act upon an Interlocal Agreement between the City of Farmersville, Farmersville ISD and Collin County for the election services.

- o Motion to approve made by Craig Overstreet
- o 2<sup>nd</sup> to approve was Mike Hurst
- o All council members voted in favor

- E. Consider, discuss and act upon possible new City Hall business hours.
- Ben White explained that several cities in the area have gone to the new hours. He spoke to the City Manager in Corinth and he spoke highly of the hours and explained that his staff members would be upset if he took the hours away. He stated it would be an incentive for the employees and all police, fire and on call staff would still be available outside of those times.
  - Craig Overstreet wanted to see what the citizens had to say about the hours and asked for a public hearing at the next meeting before making a decision.

**VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Craig Overstreet asked for a public hearing on the proposed City Hall hours.


**VIII. ADJOURNMENT**

Meeting was adjourned at 7:02 p.m.

APPROVE:

  
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Jack Randall Rice, Mayor

ATTEST:

  
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Sandra Green, City Secretary

