



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
June 25, 2019, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Pro-Tem Mike Hurst called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Jim Hemby, Dwain Mathers and Donny Mason were all present. Mayor Rice was absent. City staff members Ben White, Sandra Green, Daphne Hamlin, Rick Ranspot, Michael Sullivan, Kevin Lisman and City Attorney Michael Martin were also present.
- Prayer was led by Rick Ranspot, Farmersville's Warrant Office, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Budget calendar for upcoming budget dates.
  - City offices will be closed on Thursday, July 4<sup>th</sup> for Independence Day.
  - Sparks of Freedom will be on Thursday, July 4<sup>th</sup>.
  - Farmers & Fleas will be Saturday, July 6<sup>th</sup> at the Onion Shed.
  - There will be a city-wide cleanup day on Saturday, July 20<sup>th</sup>.

**II. PUBLIC COMMENT**

- No one came forward.

**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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. City Financial Report

- Craig Overstreet pulled the City Financial Report.
  - Motion to approve the City Council Minutes made by Jim Hemby
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor
- Craig Overstreet asked a question on the City Financial Report regarding the year to date budget and he wanted Daphne Hamlin to start showing comparative data from month to month.
- Daphne Hamlin stated she could add that to OpenGov.
  - Motion to approve the City Financial Report made by Craig Overstreet
  - 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. Financials
  2. Possible Council Liaison Report
- D. Main Street Board
1. Possible Council Liaison Report
- E. Planning & Zoning Commission
1. Minutes
  2. Possible Council Liaison Report
- F. Texoma Housing Authority
1. Agenda
    - Motion to approve reports made by Donny Mason
    - 2<sup>nd</sup> to approve was Jim Hemby
    - All council members voted in favor

## V. READING OF ORDINANCES

- A. Consider, discuss and act upon the second reading of Ordinance #O-2019-0611-001 regarding the annexation of approximately 5.050 acres of land located on the northwest corner of U.S. Highway 380 and County road 699 in Collin County, Texas.

- Mr. Hurst read the caption of the Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ANNEXING ADJACENT AND CONTIGUOUS TERRITORY, AS HEREINAFTER DESCRIBED AND COMPRISING 5.050 ACRES, MORE OR LESS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREAFTER ADOPTED; ADOPTING A SERVICE PLAN; FURTHER PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED; PROVIDING THAT THE CITY MANAGER UNDERTAKE CERTAIN ACTIONS RELATIVE TO SAID ANNEXATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE.**

- Motion to approve the 2<sup>nd</sup> reading made by Craig Overstreet
- 2<sup>nd</sup> to approve was Jim Hemby
- All council members voted in favor

## VI. REGULAR AGENDA

- A. Consider, discuss and act upon a donation from the Rotary Club to the Senior Citizens Center.
- Motion to accept donation with gratitude made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor
- B. Consider, discuss and act upon the Caddo Basin SUD Agreement.
- Ben White addressed Council and pointed out the maps at the back of the agreement and stated the city would now include those areas in the service area. Caddo Basin is allowing the city to serve and take over the pipes in the Rolling Hills Addition. He did ask Caddo Basin if they have done a lot of maintenance in that area and they have not.
  - Craig Overstreet asked if the whole area would be in our CCN.
  - Ben White stated that AFI and Consolidated, which used to be Gerdau, is on the city's line, but anything else other than what was included in the CCN Agreement would not be included right now.
  - Craig Overstreet asked what the payback would be on the concrete plants.
  - Ben White went to Charley's Concrete in Princeton and he stated that \$400,000.00 a year was coming back to the city in general. He stated his numbers were very conservative.
  - Mike Hurst asked if it was prudent for the city to speak with Caddo Basin to get another agreement regarding the other areas not included in this agreement or our CCN.
  - Ben White stated Caddo Basin has the right to their CCN area. They are working with other entities to give up some other areas as well. He stated he could present it to them and see if they would want to get into an agreement for the other property.
- Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor
- C. Consider, discuss and act upon a recommendation from the Farmersville Community Development Board regarding the Professional Services Contract for Main Street Manager.

- Ben White stated the Council had seen the agreement before, but we did not have a Main Street Manager at the time.
  - Craig Overstreet stated nothing in the agreement speaks to her office space.
  - Ben White stated the city was offering the office space and all the equipment at the city. He indicated the basics of the agreement were that 4B was agreeing to fund the position for two years. He stated we were already in to that contract period. He stated he was not aware if it differed from the old agreement. He would like for the city to eventually fund the position when more revenues come in.
  - Mike Hurst reiterated the agreement helps fund the Main Street Manager.
  - Ben White stated yes and he recommended approval.
  - Dwain Mathers stated he had always heard controversy over the Main Street Board and 4B. He wanted to know how it worked since she was getting paid by 4B and works for the Main Street.
  - Ben White stated the city does not have the funding to pay for the position that is why the 4B is funding it. He indicated that the agreement solved the problem of how she was getting paid. He the City Manager has the day to day oversight of the position, and the 4B Board acts as a steering committee. 4B gets to help with the hiring of the position since they fund it. Also, the Main Street Manager acts as the liaison for 4B.
    - Motion to approve made by Jim Hemby
    - 2<sup>nd</sup> to approve was Donny Mason
    - All council members voted in favor
- D. Update on Wastewater treatment plant.
- Ben White stated Plant 1 and 2 are up and running on a pilot program. He stated Plant 3 was designed and the plans are at TCEQ for review and approval right now. The engineer's are working on the collector line right now and trying to obtain right-of-way.
- E. Update on the Reliable Concrete water line.
- Ben White stated he was holding off on building the line until the Caddo Basin SUD Agreement was approved. The next step is to get in front of the Caddo Basin Board to have it approved. He indicated Danny Ruff was gearing up the public works guys to build the line. He stated the city has the boring contractors set up and ready to go.
  - Mike Hurst asked if we have conducted any bores yet.

- Ben White stated no, but Reliable Concrete has been trying to pour concrete for their pads. Unfortunately, it has been too wet. The cost for the approval of the railroad bore has been taken care of.
  - Craig Overstreet asked if the city has received Reliable Concrete's escrow of \$112,500.00 yet.
  - Ben White stated yes and it is in an escrow account right now.
  - Mike Hurst asked how long the project would take.
  - Ben White stated he figured the bores would take approximately a month. He also stated the city would do some interconnection items on Reliable's land and AFI's property while we are waiting on the bores.
- F. Consider, discuss and act regarding the creation of a U.S. 380 alignment committee.
- Craig Overstreet asked about the possibility of forming a committee to discuss the routes of the roadway, but he stated that he believes setting that up was a little premature at this point. He stated he has requested more information from city staff before this is handled. He is hoping they can have one or two meetings before the July 17<sup>th</sup> TxDOT meeting.
    - Motion to table made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Dwain Mathers
    - All council members voted in favor

## VII. BUDGET WORKSHOP

- Daphne Hamlin stated she received preliminary tax numbers last week and wanted to share those with the Council. She indicated our adjustable tax rate went up over \$30 million and our tax rate showed to possibly be \$0.66, with a possible roll back rate of \$0.69. She then went onto OpenGov and navigated through some budget items and showed the Council how the software would show each line item.
- Craig Overstreet asked that Daphne Hamlin showed the major assumptions in next year's budget so they could compare that to last year's.
- Daphne Hamlin stated she could do that, but Paula Jackson was currently working on those numbers right now.
- Craig Overstreet asked how often she was updating the proposed budget.
- Daphne Hamlin stated weekly, if not more.
- Craig Overstreet asked about the projections for Camden Park and Palladium Apartments.
- Ben White stated they over estimated last year and that was causing some problems with the budget, but he has been offloading into the water and sewer

funds to try and counteract that. He explained that he was considering hiring a building inspector in the next budget year to help with the cost spent for plan review and inspections. He stated he would also use the person for code enforcement. He stated they would need a vehicle and he would probably give them his and he would ask for a vehicle allowance.

- Craig Overstreet stated he would just ask that Daphne Hamlin keep up with capital expenditures.

## **VIII. EXECUTIVE SESSION**

- Mike Hurst read the information below and stated the Council would go in to executive session at 7:02 p.m.
- Ben White stated he would like to invite the City Attorney, Mr. Moffitt from Schneider Engineering and another person from Schneider Engineering to join them in executive session.

Discussion of matters permitted by Texas Government Code Chapter 551 as follows:

### **A. Section 551.086, COMPETITIVE MATTERS OF A PUBLIC POWER UTILITY**

1. Consideration, discussion and action regarding competitive matters of the City-owned public power utility as allowed by Section 551.086 of the Texas Government Code for purposes of maintaining the confidentiality of certain information relating to any "competitive matter," as that term is defined in Section 552.133 of the Texas Government Code, engaged in or to be engaged in by the City of Farmersville.

## **IX. RECONVENE FROM EXECUTIVE SESSION.**

- Mike Hurst stated the Council would reconvene from executive session at 8:04 p.m.

## **X. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Craig Overstreet just asked that capital expenditures be shown in OpenGov.

## **XI. ADJOURNMENT**

Meeting was adjourned at 8:08 p.m.

APPROVE:

  
\_\_\_\_\_  
Jack Randall Rice, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Green, City Secretary

