



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
September 24, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Jim Hemby, Mike Hurst, Craig Overstreet, Dwain Mathers and Donny Mason were all present. City staff members Ben White, Sandra Green, Kevin Lisman, Rick Ranspot, Michael Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Warrant Officer for the City of Farmersville, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Old Time Saturday will be October 5th.
 - Mayor Rice stated that Trick it Up Bike Ride and Scare on the Square would be on October 26th.
 - Mayor Rice stated that Ann Bridges, former City Secretary, passed away last week.
 - Chief Sullivan explained that Officer Crowley was awarded a Life Saving Award from the City of Nevada. There was a structure fire where a person that was bedridden was in the house and they pulled him out and brought him to safety. He was recognized at the City of Nevada and he wanted to mention the recognition at our City Council meeting.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Karen Smith who resides at 617 CR 610 addressed Council and stated the Farmersville Quilt Guild would like to gift the City of Farmersville five barn quilt squares to help establish the Barn Quilt Trails of Collin County. She asked that Council consider allowing the barn quilt squares to be placed on city owned buildings.

IV. 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Board of Adjustments Minutes
- C. City Council Special Minutes
- D. City Financial Report
 - Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor

V. 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. Minutes
2. Possible Council Liaison Report
 - Jim Hemby stated they discussed Meals on Wheels and how they need volunteers.
 - Chief Sullivan stated they have been delivering the food and they have things covered.
 - Jim Hemby stated Music in the Park went well as did the Library Summer Reading Program. He stated the Amenities Board is going to donate items for the auction at Old Time Saturday.

B. Farmersville Community Development Board (Type B)

1. Minutes
2. Possible Council Liaison Report
 - Craig Overstreet asked a question about the funding of the police car and how it was not an allowable purchase. He wanted to know why it was asked for to begin with.
 - Chief Sullivan stated they have one vehicle that required a lot of work. They were wanting to replace that car.
 - Craig Overstreet explained that someone should have realized it was not a legal purchase before it ever got that far in the budget.
 - Ben White stated that Sandra Green actually brought up that it was not an allowable purchase. He stated that at the time it was being presented he thought it was a creative idea. He stated they could bring up items that are accepted and not accepted in future meetings.
 - Dwain Mathers stated he thought it was a creative idea as well until they found out it was not allowed.

C. Farmersville Economic Development Board (Type A)

1. Possible Council Liaison Report
 - Mike Hurst stated there was no quorum this month.

D. Main Street Board

1. Minutes
2. Possible Council Liaison Report

E. Planning & Zoning Commission

1. Minutes
2. Possible Council Liaison Report

F. Texoma Housing Authority

1. Agenda and documents

- Ben White stated he attended the meeting and they went over their audit. He explained they are also switching over to a voucher system.
- Mike Hurst asked if we have a new representative to cover those meetings yet. He also asked a question regarding the audit report. He wanted to know what the line item "other" meant in reference to Farmersville.
- Ben White stated he was not sure.
- Dwain Mathers asked how the voucher system was different from the way they had done it before.
- Ben White stated there is a payment that is made to the people renting the facility and it then goes over to the Texoma Housing Partners. He stated it would get the money out of the hands of the government and into Texoma Housing Partners to manage. He explained that it frees them up to manage the units as they need too. He stated the federal government is trying to get out of the roll of taking care of public housing.

G. City Manager's Verbal Report

- Camden Park
 - Ben White stated they are continuing with Phase 3. He explained there were 177 homes permitted, 6 models, and they completed 175 units. He explained they have sold 67 units. He called Ted Zadeh about cleaning up the detention pond area.
- Reliable Concrete water line
 - Ben White stated they are working on foundations and concrete screening walls. He stated the plant equipment would be on site in mid-October and the water line would be completed in late October. He indicated the owners had said they needed the water line completed before the first of November.
- Martin Marietta
 - Ben White explained he is continuing to work on getting a signed development agreement. The one item of contention is the enclosure to keep in dust. He stated their attorney was reviewing it, but they have not said they are not going to sign it. The City did put the changes Council had requested in the agreement. He stated that when they are comfortable with the changes he feels they will sign it.
 - Craig Overstreet asked about the TCEQ public hearing being held at RSVP Farmerville on October 14th at 7:00 p.m.
 - Ben White stated it has to do with their permitting process.
 - Donny Mason asked if this site was going to be similar to the site Martin Marietta has in Celina.

- Ben White indicated it would be very similar. He stated we are asking for a lot more than the Celina plant has. He indicated he is asking for paving and asphalt on all interior drives. He explained they are putting in landscape as well.
- Craig Overstreet asked if the sub-leaser would be under the same agreement.
- Ben White stated they would fall under the same agreement.
- Mike Hurst stated the agreement would only apply if they were in the city limits though.
- Ben White stated that was correct. He indicated the agreement included information about annexing. He stated he asked for the whole facility to be covered, but they did not want to do that.
- Mike Hurst asked how much water usage would be generated by the concrete facilities.
- Ben White stated they could use a tank a day, which would be 300,000 gallons.
- Mike Hurst stated we are on a take or pay with North Texas Municipal Water District and we do not use half of the water we pay for. He stated he does not feel there would be a water shortage, which was some of the citizens' concerns.
- Hamilton Street
 - Ben White stated the engineering drawings were out for bid. He said the city would probably see a contract award in November. He explained he is going to try and get the roadway completed before May 2020. There are talks of some development happening at Hamilton and Farmersville Parkway. As part of the right-of-way exchange the city is considering demolishing a few of the old buildings on the property and installing approaches. He stated they will also have sewer and water connections. He said that one thing he thinks some of the property would be good for would be a site for a new city hall in the future.
- Collin College
 - Ben White explained the official groundbreaking would be in early December. He said temporary above ground electrical would go up in October. The long term underground electric would come at a later date when they are building. He wants to get DBI working on the engineering for the roadway as soon as possible.
 - Mayor Rice stated the groundbreaking was delayed due to weather concerns because of the lack of infrastructure. They felt it would not hold up in the rain.

- Palladium
 - Ben White stated they are scheduled to be complete in December. The wastewater line along their property is already installed, but we are working on the connection to the lift station. He stated they are looking at the completion of the wastewater line by the end of October. He explained the contractor has the pool installed and are doing the finishing work on the apartments.

VI. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2019-0924-001 regarding a Specific Use Permit for a banquet/meeting hall, for the RSVP Farmersville located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B.

- Mayor Rice opened the public hearing at 6:44 p.m. and he read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE #O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON A LEASE SPACE LOCATED ON BLOCK B, LOTS 13A AND 13B IN THE FARMERSVILLE ORIGINAL DONATION, AND WHICH LEASE SPACE IS MORE COMMONLY KNOWN AS 101 CANDY STREET, SUITE B, FARMERSVILLE, TEXAS 75442, FROM CA – CENTRAL AREA DISTRICT USES TO CA – CENTRAL AREA DISTRICT USES SUBJECT TO A SPECIFIC USE PERMIT (SUP) FOR THE OPERATION OF A BANQUET/MEETING HALL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This Ordinance shall take effect immediately from and after its passage and publication as required by law.

- Jodye Svaboda who resides at 311 E. Santa Fe read a letter to the City Council regarding her event center. The letter is attached to minutes.
- Mayor Rice asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:48 p.m.
- Craig Overstreet stated the initial permit was granted a year ago. The Planning & Zoning Commission was concerned at that time about parking and noise. He asked the Chief of Police if they have had any complaints on the business.
- Chief Sullivan stated they have not.

- Craig Overstreet asked if the SUP could ever come back to Council if there were issues and wanted to cancel the SUP.
- Alan Lathrom explained that from an enforcement perspective if the business was in violation of the ordinances the police department or the code enforcement officer could issue tickets.
- Ben White asked for clarification because he wanted to know if there was a clause in the SUP ordinance that allowed revoking the SUP if there were issues.
- Alan Lathrom stated a revocable clause was not in the SUP. He explained there are other avenues of enforcing the ordinances like the police and code enforcement officer. He said violation of the ordinance can be a charge of up to \$2,000 per occurrence. The case could also be taken to the District Court. He explained that was why the Planning & Zoning Commission placed the one year time frame last year in case there were any issues so the SUP could be removed.
- Craig Overstreet stated this time the Planning & Zoning recommended approval of the SUP for as long as she owned the business.
 - Motion to approve the recommendation of the Planning & Zoning Commission and the Ordinance made by Donny Mason
 - 2nd to approve was Dwain Mathers
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon an interlocal agreement with Collin County regarding dispatch services.
 - Ben White stated the term for the interlocal agreement would be renewed for one year and the termination period would be 90 days of written notice. He explained the amount of \$63,246.41 actually went down a little from last year.
 - Chief Sullivan stated he was shocked when the cost went down because they had stated it would increase by 5% every year.
 - Motion to approve made by Jim Hemby
 - 2nd to approve was Donny Mason
 - Craig Overstreet asked Chief Sullivan if they have any issues communicating with the county now.
 - Chief Sullivan stated not all.
 - All council members voted in favor

- B. Consider, discuss and act upon an interlocal agreement with Collin County regarding fire inspection and plan review services.
- Ben White stated the original contract that was approved could be renewed for four additional one year periods and termination would be 90 days of written notice. The cost is \$5,750.00. He stated it appeared to be the same cost as last year.
 - Motion to approve made by Craig Overstreet
 - Dwain Mathers asked why we cannot do this service at a local level.
 - Ben White stated they are required to have a lot of training and they are investigators. He explained it takes years to receive the training to do their jobs and they are a licensed peace officer and they carry guns.
 - 2nd to approve was Dwain Mathers
 - All council members voted in favor
- C. Update on street Capital Improvements Plan.
- Ben White stated the list of streets are in order of priority. He stated the Council gave him lists of streets they felt were in the most need of improvements. He explained the tan and blue rows have some of the projects that could have areas of the roadway covered by the TIRZ board. He explained he was open to Council's suggestions if they feel that some should be listed as a higher priority. He explained that Rike Street was currently being done and if we do not finish it by the end of October we would lose our funding from the grant.
- D. Update on eventual city limit negotiations.
- Ben White stated that he visited with the Nevada City Council and they want one change made, but he believes they are close to signing the agreement. He said the next time they meet would be in November. The boundary is in line to what the city has wanted before. He explained they have asked that the maps be more detailed. He stated that once the agreement is signed by Nevada it will come back before the City Council for approval.
 - Mike Hurst asked if the boundary would be where the faux city limits sign would be posted. He also asked if it would be an enforceable boundary.
 - Alan Lathrom stated that the Local Government Code does allow for the enforcement of those boundaries.
 - Ben White stated Josephine wanted to put off a meeting until November because they wanted to get through their budget and other items first.
 - Mike Hurst stated he could not stress enough how important the boundary agreements are to the south.

- E. Consider, discuss and act upon Resolution #R-2019-0924-001 regarding the sale of surplus Police Department item.
- Chief Sullivan stated this resolution was for a jet ski that was donated to the police department from the Army Corps. of Engineers for North Lake and South Lake. He stated they fixed it, but they do not use it. He stated a flat bottom boat would work better for them.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted a brief explanation regarding the steps to opening a business in Farmersville.
- Craig Overstreet also wanted a topic regarding the adjustment to the TIRZ budget.

IX. ADJOURNMENT

Meeting was adjourned at 7:15 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:



Sandra Green, City Secretary





September 23, 2019

Mayor Randy Rice
Farmersville City Council
205 South Main Street
Farmersville, TX 75442

RE: Gift of 5 Barn Quilt Squares

Dear Mayor and Farmersville City Council,

The Farmersville Quilt Guild would like to gift the city of Farmersville five (5) Barn Quilt Squares to help establish the Barn Quilt Trails of Collin County. We have identified five public buildings that we'd like to gift these Barn Quilt squares to and would like to garner your support of these recommendations:

The Heritage Museum
City Hall
The Onion Shed
The Senior Center
The Civic Center

Other buildings for your consideration are:

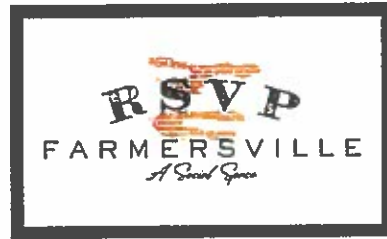
Chamber of Commerce and Visitor's Center
Police Station
Fire Station
Charles Rike Memorial Library

We appreciate your assistance in determining the locations for these Barn Quilt squares and look forward to the establishment of the Barn Quilt Trail.

With kind regards,

Elizabeth Andrus, Chair
Barn Quilt Trails of Collin County
214-504-6817

Farmersville Quilt Guild - 2921 Andrew Drive, Farmersville, TX 75442



September 24, 2019

Good Evening,

It has been a year since the approval of the first Specific Use Permit for my business, RSVP Farmersville. In that year, we've seen celebrated marriages, prosperous fundraisers, church outings, and excited prom kids getting out of the rain for pictures. My plan is to continue to serve as a successful event venue for many years to come.

As far as I know, there have not been any issues or problems concerning the events over the past year. The Planning & Zoning Commission has approved my new SUP application with the condition that it be good for as long as I own the business. I do hope you find yourselves in agreement with their decision.

Because mine is the first official event center in the downtown area, I've been required to follow certain municipal guidelines. This is my second SUP application, and it is not an inexpensive process. While I welcome all businesses, I do ask that anyone in the future, choosing to operate as an event center for profit, be required to follow these same steps.

Thank you for your time.