



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
November 04, 2024, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street  
Farmersville, TX 75442**

**I. PRELIMINARY MATTERS**

- Mayor Overstreet called the meeting to order at 6:00 p.m. Councilmembers Coleman Strickland, Russell Chandler, Ted Wagner and Mike Henry were in attendance. Councilmember Lance Hudson was absent. City staff members in attendance were City Manager, Ben White; Finance Director, Daphne Hamlin; Police Chief Marsha Phillips (as well as other FPD Officers); Fire Chief, Greg Massey (as well as members of the Farmersville FD); Warrant Officer, Rick Ranspot; Development Platting, Tech., Bryan Wood and City Attorney, Amy Stanphill.
- Prayer was led by Code Enforcement Official, Tiffany Barber and the pledges to the United States and Texas flags were led by Mayor Overstreet.
- Mayor Overstreet announced Chief Phillips would be taking the floor to introduce new Officers and promoted Officers for the City of Farmersville.
- Chief Phillips introduced Officer Chris Clark who is a new hire for the City, but not new to Farmersville as he was previously an Officer at Farmersville ISD PD. Chief Phillips then congratulated Officer Williams who was promoted to Sergeant, talked about his qualifications and what an asset he is to the PD and the City of Farmersville.
- Mayor Overstreet welcomed everyone and thanked them for their attendance and then went over the calendar of upcoming meetings and events.
- Mayor Overstreet bid Councilmember Henry a belated birthday and congratulations to the Bids for Bulbs event that raised money for Farmersville Lights, they raised over \$11,700.00.

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

- No one spoke under this item.

## III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Richard Hill spoke before the City Council giving them a timeline regarding his property.
- Randy Smith spoke before the Council regarding Farmersville Parkway and the other streets on the priority list.

## 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (Regular Meeting 10-21-24)
- B. Finance Report
- C. Public Works Report
- D. City Manager Report

**Councilmember Henry** requested the Finance Report, Public Works Report and City Manager Report be pulled for discussion.

**Councilmember Henry** made a motion to approve (Item A) CC Minutes.

**Councilmember Strickland** seconded the motion to approve.

The motion was carried unanimously (4-0).

**Councilmember Chandler** made a motion to approve (Items B, C and D) Finance Report, Public Works Report and City Manager Report.

**Councilmember Strickland** seconded the motion to approve.

The motion was carried unanimously (4-0).

## 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. **No action shall be taken on any discussion under this**

**Agenda Heading. 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  
Possible Council Liaison Report: (**Councilmember Wagner** advised they only had a few housekeeping items but in the near future the board would be discussing possibly making these meetings quarterly instead of monthly.)
- B. FCDC Farmersville Community Development Board (Type B)  
Possible Council Liaison Report: (**Councilmember Henry** advised the meeting is next Tuesday (November 12<sup>th</sup>.)
- C. FEDC Farmersville Economic Development Board (Type A) Possible Council Liaison Report: (**Mayor Overstreet** advised no meeting.)
- D. Parks & Recreation Board  
Possible Council Liaison Report: (**Councilmember Hudson** is absent.)
- E. Planning & Zoning Commission  
Possible Council Liaison Report: (**Councilmember Strickland** advised they had a meeting on October 28<sup>th</sup>. They had a few housekeeping items. The board voted to approve Jim Foy as Chairman, Michael Hesse as Vice-Chairman and Leaca Caspari as Secretary. They approved final plats for Express Car Wash and Camden Park (both of those items on the CC agenda for tonight). Jim Foy led a discussion regarding Highway Commercial Overlay and no action was taken on that. The committee also met as Capital Improvement Advisory Commission and Dunnaway presented the final impact fee collection rates that will go before us tonight as well. The next meeting will be a special meeting held on November 14<sup>th</sup>.
- F. TIRZ Board  
Possible Council Liaison Report: (**Mayor Overstreet** advised they will be meeting later this month.

## **VI. PUBLIC HEARINGS AND/OR ORDINANCES**

A. "Consider, discuss and act upon Ordinance O-2024-1104-001, regarding certain projects and the amendment of the Fiscal Year 2024-2025 budget as requested by the Farmersville Economic Development Corporation (FEDC) that will allow a grant or grants in the total amount of \$123,880.00 for the funding of fire suppression systems for commercial and retail building owners."

- **Mayor Overstreet** read Ordinance O-2024-1104-001 into the record.

- FEDC Director Rodney Williams addressed the Council regarding this item.
- Mr. Williams talked about the funding of Fire Suppression grant and the FEDC is requesting to move \$123,880.00 of surplus funds from their FY 2024-2025 budget into a line item that will fund this program.
- **Mayor Overstreet** asked about guidelines regarding this program.
- Mr. Williams advised they are working on guidelines now. He advised the attorney will be present at the meeting on November 21<sup>st</sup> and they will iron out the details at that time.
- Mr. Williams advised Step 1 is dealing with internal, front to back of the building. Step 2 hoping TIRZ will step in and take the exterior of the building. He advised this is limited right now to the downtown area. He stated they will start there, and they are anticipating funding 2 or 3 the first year and seeing how the program goes. Then if they need to, expanding that in year 2 of the program. He advised that a lot of that is dependent on TIRZ actually funding the exterior improvements.
- Mr. Williams answered other questions from the Council.
- **Councilmember Henry** made a motion to approve.
- **Councilmember Strickland** seconded the motion.
- The motion passed unanimously (4-0).

**B.** “Consider, discuss and act upon Ordinance, O-2024-1104-002, regarding certain projects and the amendment of the Fiscal Year 2023-2024 budget as requested by the Farmersville Community Development Corporation (FCDC) that will allow a final payment in the amount of \$2,400.00 to Texas Bulletins for the billboard on Hwy 78.”

- **Mayor Overstreet** read Ordinance O-2024-1104-002 into the record.
- **Councilmember Henry** updated the Council regarding this item. There was a bit of confusion in the past, 4B thought the Chamber of Commerce was taking over the billboard however, there was never any formal action taken on that. The billboard had a final payment of \$2,400.00 and since nothing was ever formally done with the Chamber of Commerce, the 4B agreed to pay the final payment.
- **Councilmember Chandler** made a motion to approve the amendment.
- **Councilmember Strickland** seconded the motion.
- The motion passed unanimously (4-0).

**C.** “Conduct a Public Hearing and consider discuss and act upon Ordinance, O-2024-1104-003, Amending the Code of Ordinances of Farmersville, Texas as Amended, Relating to Fees, through the Amendment and Restatement of Appendix A, “Master Fee Schedule.”

- **Mayor Overstreet** opened the Public Hearing at 6:38 p.m.
- **Mayor Overstreet** asked any proponents or opponents to come forward to speak.
- No one came forward to speak.
- **Mayor Overstreet** closed the Public Hearing at 6:39 p.m.
- The Council and Mr. White discussed various items on the Master Fee Schedule.
- Mr. White advised some of the changed items were not caught and done in red.
- Mayor Overstreet asked if the City Council has any specific questions to please bring them to the next Council meeting for discussion.
- **Councilmember Henry** made a motion to table this item until the next City Council meeting.
- **Councilmember Wagner** seconded the motion.
- The motion passed unanimously (4-0).

## VII. REGULAR AGENDA

A. "Consider, discuss and act upon a Final Plat for Farmersville Market Center LOT 3R (Express Car Wash), located U.S. Highway 380 (Audie Murphy Parkway) near County Road 607, Farmersville, Texas."

- **Mayor Overstreet** opened this item.
- Eddy Daniel, City Engineer with Dunnaway, updated the City Council regarding this item. Eddy advised they do recommend approval. He stated the public infrastructure has been installed, fire lanes are in, the water, sewer lines are in (all the public infrastructure). They are ready to pull a building permit and start the construction.
- Eddy advised P&Z did recommend approval of this.
- **Councilmember Strickland** made a motion to approve the Final Plat.
- **Councilmember Chandler** seconded the motion.
- The motion passed unanimously (4-0).

B. "Consider, discuss and act upon a Final Plat for Camden Park Addition Phase 4, Located Collin Parkway near Cambridge Street, Farmersville, Texas."

- **Mayor Overstreet** opened the item.
- Eddy Daniel, City Engineer with Dunnaway, advised they have completed all the public infrastructure in that development. He advised a final walk through has been held and approved. He stated there were a few items on their final plat that had to be corrected, and they have made those corrections. P&Z recommended approval of this item.
- City Council further discussed this item with Eddy and Mr. White.

- Eddy stated that the retaining walls have been checked and passed inspection.
- **Councilmember Henry** made a motion to approve the Final Plat.
- **Councilmember Wagner** seconded the motion.
- The motion passed unanimously (4-0).

**C.** "Update, consider, and discussion, regarding Land Use Assumptions, Capital Improvement Plan and Impact Fee Collection Rates."

- **Mayor Overstreet** opened the item.
- Eddy Daniel, City Engineer with Dunnaway, updated the City Council regarding these items using the prepared reports in the CC agenda packets.
- Eddy advised the Capital Improvement Plans are 10-year projections and what needs to be in the City in the next 10 years and narrowing this list down.
- The Council, Eddy and Mr. White discussed this item.
- Eddy advised that all of this information was presented to the Capital Improvement Advisory Commission (P&Z) and they recommended approval of the recommendations in this report (land use plan, capital improvement plans and the maximum impact fees).
- Eddy advised there would be 2 public hearings required, (after a 30-day notice), for changing/updating or adopting new plans and/or impact fees.
- After the public hearing notices, then they can consider adoption.
- **Councilmember Henry** made a motion to accept the study.
- **Councilmember Wagner** seconded the motion to accept the study.
- The motion passed unanimously (4-0).

**D.** "Update, consider and discussion regarding North Farmersville Water Supply Corporation (NF-WSC)."

- **Mayor Overstreet** opened the item.
- Eddy Daniel, City Engineer with Dunnaway, updated the City Council regarding this item.
- Eddy advised the Council that the board members of NF WSC voted, and they want to move forward with the system being transferred to Farmersville in December.
- This item will be brought back on the next City Council Agenda.
- No action was taken.

**E.** "Update, consider and discussion, regarding improvements to the Civic Center and Rike Memorial Public Library."

- **Mayor Overstreet** opened the item.
- Eddy Daniel, President of the Farmersville Centennial Committee, Inc. gave an update regarding this item.

- Eddy advised the project is replacing siding around the structures, replacing doors and windows and the facia on the Civic Center and Library. He advised it is nearly 50 percent complete and they are doing a good job. Eddy stated if the weather permits the project should be completed within the next 2-4 weeks.
  - Eddy advised the Centennial Committee uses funds raised primarily from Old Time Saturday to upkeep the Civic Center, Library and Senior Center. He advised this years Old Time Saturday funds raised were over \$40,000.00.
  - Acknowledgement and thanks were expressed by Mayor Overstreet and the City Council. **Mayor Overstreet** advised those 3 buildings were constructed over 40 years ago with volunteer labor and raised funds and had it not been for volunteer labor and raised funds those buildings would not be here today. **Mayor Overstreet** stated this is a testimony to what Farmersville is about, that volunteer spirit.
  - No action was taken.
- F. "Consider, discuss and act upon signage at the Riding Arena, the entrance into Southlake Park and additional signage of lake rules at the fishing dock."
- **Mayor Overstreet** opened the item.
  - **Mayor Overstreet** stated they definitely want to have the signs match up with the requirements in our City Ordinances.
  - **Councilmember Wagner** advised there need to be more trash receptacles as well as please don't litter signage, as there is trash everywhere at Southlake Park. He also stated a need for signage with the fishing and park rules.
  - **Councilmember Wagner** states in his opinion we need signage at the entrance and at the boat ramp of Southlake Park,
  - **Mayor Overstreet** said the signs at the Riding Arena are rusted out, so just updated signage there.
  - **Councilmember Henry** stated to clean it up and make it look good.
  - **Councilmember Wagner** advised the grass carp that were put in the lake by Texas Parks and Wildlife are doing a very good job.
  - No action was taken.
- G. "Consider, discuss and act upon City of Princeton Extra Territorial Jurisdiction (ETJ)."
- **Mayor Overstreet** opened this item.
  - **Mayor Overstreet** updated the Council regarding this item. The ETJ agreement between the City of Princeton and the City of Farmersville shows the ETJ boundary is at Lake Lavon with Princeton getting half the lake and Farmersville getting the other half. The ETJ map shown on City of Princeton's website does not reflect this.

- Mr. White advised he is having a meeting with the City Manager of Princeton (Mr. Mashburn) regarding this issue, and he thinks once he sees and understands the agreement put in place years ago, he will make the necessary changes to Princeton's ETJ map.
- Mr. White will put an update regarding this item on his next City Manager Report.
- No action was taken.

H. "Consider, discuss and act upon the speed limit of Wilcoxson Street as well as the lighting in that area."

- **Mayor Overstreet** opened this item.
- **Mayor Overstreet** advised he has received information that there is much speeding on Wilcoxson Street, it is also being used as a cut through. The Mayor also pointed out that being near the school can be very dangerous as there are children walking and playing in that area as well as all the residents trying to back out of driveways.
- **Mayor Overstreet** said he would like to have someone monitor that area especially in the morning during school hours and in the evening.
- **Mayor Overstreet** stated the other complaints he has received, and he is unsure if they have discussed it with the school, is the indoor/outdoor facility lights staying on all night. This is also something the City needs to look into as we do have ordinances regarding lighting.
- **Mr. White** advised he spoke with Dr. Gomez at FISC and was told they are having trouble with their sensors and are working on it but someone is supposed to start turning them on/off manually. Mr. White stated we could have someone from the PD check on a nightly basis and see what is actually happening there. Mr. White recommended we bring this item back at the first CC meeting in December after this has been monitored and see what is actually going on.
- No action was taken.

I. "Consider, discuss and act upon City Council liaison positions to the various City boards and commissions."

- **Mayor Overstreet** opened this item.
- **Councilmember Chandler** will be taking on the City liaison position for the Tax Increment Reinvestment Zone (TIRZ) meetings in place of **Councilmember Strickland**, who is currently doing those meetings.
- **Councilmember Chandler** and **Mayor Overstreet** will work together as Council liaison for the Economic Development Corporation (EDC 4A) until May 2025.



- **Councilmember Strickland** made a motion to resign as Council liaison for TIRZ Board and appoint **Councilmember Chandler** as the new Council liaison to the TIRZ Board.
- **Councilmember Henry** seconded the motion.
- The motion passed unanimously (4-0).

**VII. EXECUTIVE SESSION (Adjourned into Executive Session at 8:03 p.m. and Reconvene at 8:30 p.m.)**

"In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

A. Section 551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding:

1. Windsor Farms Development

B. Section 551.072 Deliberation Regarding Real Property.

1. Potential purchase of certain real property for Park purposes in an area south of Audie Murphy Parkway (U.S. Highway 380) and near Southlake Park.

**X. RECONVENE INTO OPEN SESSION**

In accordance with the Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

- No action was taken.

**XI. ITEMS TO BE PLACED ON FUTURE AGENDAS**

- **Councilmember Henry:** Would like an item regarding the accounting on the engineering for the streets that have been completed and are in pre-construction and where those funds came from. Discussion on Hamilton Street engineering and why it ran over 20%. Would like to review the Land Use and Capital Improvement Plan to discuss taking action with the public hearing, also Master Fee Schedule.
- **Mayor Overstreet:** Would like a training date for our Boards and Commissions and City Council. Where are we on the Capital Plan?

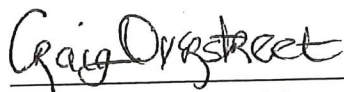
Discussion, or possibly on the City Manager Report, for Farmersville Parkway. Update information regarding the Master Fee Schedule.

- **Councilmember Chandler:** Discussion regarding Crossing Guards being turned over completely to Fisd.

## XII.. ADJOURNMENT

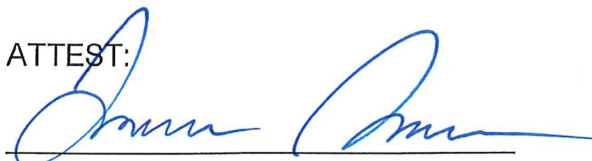
Mayor Overstreet adjourned the meeting at 8:32 p.m.

APPROVE:



Craig Overstreet, Mayor

ATTEST:



Tabatha Monk, City Secretary

