

**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
April 10, 2012, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. Please note that the City Council cannot comment or take any action on this item.
- Announcements relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, awards, acknowledgement of meeting attendees, birthdays, and condolences.

II. 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 Reports
- C. Police Department Report
- D. Code Enforcement/Animal Control Report
- E. School Resource Officer Report
- F. Fire Department Report
- G. Municipal Court Report
- H. Public Works and Customer Service Report
- I. Library Report
- J. City Manager’s Report

III. 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. Update regarding status of grants applied for and/or received by the City
- B. FEDC (4A) Financial Report
- C. FCDC (4B) Financial Report
- D. Planning & Zoning Minutes
- E. FCDC (4B) Meeting Minutes
- F. FEDC (4A) Meeting Minutes
- G. Parks Board Minutes
- H. Main Street Board Minutes
- I. Main Street Report
- J. Building & Property Standards Minutes

IV. READING OF ORDINANCES

- A. Second Reading – Consider, discuss and act upon budget amendment Ordinance # O-2012-0410-001 to fund the repairs to the Public Safety Building
- B. First Reading – Consider, discuss and act upon budget amendment Ordinance # O-2012-0508-001 to fund emergency sirens, radios, ISO rating improvements, Southlake Clubhouse demolition, office furniture and Public Works Department vehicle
- C. First Reading – Consider, discuss and act upon Ordinance # O-2012-0424-002 regarding changes to the Master Fee Schedule for the sale of rock and sand
- D. First Reading – Consider, discuss and act upon Ordinance # 2012-0424-003 regarding the temporary decrease in prima facia speed limit along a designated section of Highway 380 while Highway 380 undergoes construction
- E. First Reading – Consider, discuss and act upon budget amendment Ordinance # R-2012-0424-004 to accommodate overages from the approved budgeted expense for the purchase of a Police patrol car and an expense of a defibrillator for the Fire Department

V. REGULAR AGENDA

- A. Receive, consider and act upon an Annual Report from Community Waste Disposal

- B. Consider, discuss and act upon an appointment to the North Texas Municipal Water District Board of Directors
- C. Consider, discuss and act upon Resolution # R-2012-0410-001 to adopt the Credit Card policy and procedures
- D. Consider, discuss and act upon Resolution # R-2012-0410-002 to refinance a fire truck in an amount not to exceed \$245,000.00
- E. Discuss, consider and act upon the Museum Committee converting Onion Shed #2 into a museum
- F. Consider, discuss and act upon Interlocal Agreements with the Farmersville Historical Society and the Farmersville Boy Scouts to continue paying utilities for these non-profit organizations
- G. Consider, discuss and act upon removal of refuse, a City wide cleanup with a series of articles to inform customers
- H. Consider, approve or disapprove removing stop signs on Farmersville Parkway
- I. Discuss and direction to send residency on the first floor in the CA District back to P&Z for review and recommendation Approve TIRZ docs including Bylaws, Interlocal Agreement, Feasibility Analysis, Finance Plan and Project Plan

VI. EXECUTIVE SESSION

Discussion of matters permitted by the following sections of Texas Government Code Chapter 551:

A. Section 551.074, DELIBERATION REGARDING PERSONNEL MATTERS

City Manager's compensation package

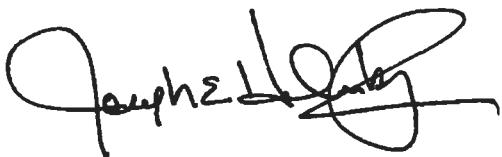
VII. ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

VIII. REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

IX. ADJOURNMENT

No action may be taken on comments received under "Recognition of Visitors".

Dated this the 5th day of April, 2012.

A handwritten signature in black ink, appearing to read "Joseph E. Helmberger". The signature is stylized with a large, looping initial "J" and a long, sweeping underline.

Joseph E. Helmberger, P.E., Mayor

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted April 5, 2012 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA - City Council Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.jsp

(II - A)

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
February 28, 2012

The Farmersville City Council met in a regularly called session on February 28, 2012 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long, Russell Chandler and Jim Foy. Staff members present were Interim City Manager Ben White, Police Chief Mike Sullivan, City Attorney Alan Lathrom, Fire Chief Kim Morris, Finance Director Daphne Hamlin, and City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors.

Mayor Helmberger announced that the 9th Annual Fundraiser for Reginald Craddock will be held on March 17th with 3-on-3 Basketball. Mr. Craddock was diagnosed with ALS – Lou Gehrig's disease.

Pansy Hundley announced Historical Society had a successful banquet on February 25th and thanked those that participated.

Mayor Helmberger also announced the Chamber of Commerce banquet will be held on March 24th.

PUBLIC HEARING – A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON A REQUEST FOR AN EXTENSION OF THE SPECIFIC USE PERMIT FOR PARADISE ISLES GAME ROOM LOCATED AT 1055 W. AUDIE MURPHY PARKWAY, SUITE 103, FARMERSVILLE, TEXAS, AND FIRST AND ONLY READING OF ACCOMPANYING ORDINANCE # O-2012-0228-002

Mayor Helmberger opened the Public Hearing at 6:04pm asking for those FOR the continuance of a Specific Use Permit for Paradise Isles Game Room. Don Donovan, owner of the Game Room, came before the Council to request the continuance of his 11 year old business at the same location. Mr. Donovan stated he has 40 machines and purchases small items at Sam's Club for prizes. Mayor Helmberger asked for anyone OPPOSING the continuance of the Specific Use Permit for Paradise Isles Game Room with no one speaking in opposition. Mayor Helmberger closed the Public Hearing at 6:06pm.

Chief Sullivan stated he did not know of any issues that have arose from this location. Paul Kelly indicated that the Planning and Zoning Commission recommended approval of the Specific Use Permit. Paul Kelly motioned to approve the Specific Use Permit for one year with Pansy Hundley seconding the motion.

Jim Foy opened discussion regarding a recent Attorney General's opinion which is more definitive that previous Attorney Generals regarding 8 liners and illegal gambling. According to the recent opinion, any type of gaming that is used other than pure amusement constitutes illegal gambling. When rewards are involved, it is

gambling and therefore illegal. Mr. Foy stated he hesitates to vote in favor of the Specific Use Permit in light of the recent AG's opinion that clearly identifies gaming machines as illegal devices. Mr. Foy suggested the Council extend the current permit for 6 months and table the discussion until April for further developments. The question regarding the gaming machines originated from Bingo Halls, but Attorney General Greg Abbott extended the illegalities to 8 liners as well. The game room machines do not meet the exceptions of 8 liners by law.

Don Donavan stated that his system uses a card in the machine that gives points. The points are then cashed in for prizes that are available in the Game Room. Mr. Donavan stated that some players do leave with more than \$5 worth of merchandise.

City Attorney Alan Lathrom suggested that the Specific Use Permit could be extended, leaving enforcement to deem if the machines are unlawful. Police Chief Mike Sullivan stated in light of the AG's opinion, it would behoove the City to do more research and find case law that is available to get definitive answers. Jim Foy stated again that in the face of this opinion, he does not feel right approving. Mr. Foy stated he would approve the SUP for 6 months then reevaluate the AG's opinion in 3 months.

The motion remained on the floor. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy no. Motion passed with a vote of 4 to 1.

PUBLIC HEARING – A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON A REQUEST FOR AN EXTENSION OF THE SPECIFIC USE PERMIT FOR AMERICAN GLORY GAME ROOM LOCATED AT 2022 W. AUDIE MURPHY PARKWAY, FARMERSVILLE, TEXAS, AND FIRST AND ONLY READING OF ACCOMPANYING ORDINANCE # O-2012-0228-003

Mayor Helmberger opened the Public Hearing at 6:19pm asking for those FOR the continuance of a Specific Use Permit for American Glory Game Room. Owner Chris Ball came forward to speak FOR the continuance of the Specific Use Permit. Mr. Ball stated that the game rooms operate under the Fuzzy Animal Act where a person can accumulate prizes or credits. Until the State makes a definitive reading, Mr. Ball stated the game rooms are still under the Fuzzy Animal Act. Mr. Ball also stated that if the State rules against 8 liners, the City won't have to close down the game rooms, they will close on their own. No one else spoke for or against the continuance of the Specific Use Permit for American Glory Game Room. Mayor Helmberger closed the Public Hearing at 6:22pm.

Paul Kelly motioned to approve the Specific Use Permit for American Glory Game Room for one year continuance with Pansy Hundley seconding the motion.

Jim Foy stated he has the same objection as the previous Specific Use Permit regarding the recent Attorney General's opinion. Billy Long indicated that enforcement is a spotty issue. Jim Foy stated our previous District Attorney would not enforce issues with game rooms but the current DA would enforce but it takes time. A poll of the

Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy no. Motion passed with a vote of 4 to 1.

PUBLIC HEARING – A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A PURCHASE OF PROPERTY, APPROXIMATELY 21 ACRES LOCATED AT INTERSECTION OF MERIT ROAD AND CHAPARRAL TRAIL, BEING PURCHASED BY THE 4B COMMUNITY DEVELOPMENT CORPORATION WITH ACCOMPANYING RESOLUTION # R-2012-0228-004

Mayor Helmberger opened the Public Hearing at 6:26pm and asked for those FOR the purchase of the property to come forward. The property described is contiguous with the Chaparral Trail on the north side adjacent to the Spain Athletic Complex. The 4B Community Development Board has taken the initiative to purchase the property which will go a long way to alleviate parking issues at the Spain Complex with other future possibilities.

Marty Shelton, residing at 801 Merit Street, petitioned the Council to have an study performed regarding the impact of safety, waste, noise and light pollution. Ms. Shelton asked for an abatement process to be enforced. Currently the Spain Complex brings about trash which is overrun in the right-of-way, and a speed limit needs to be posted and enforced. The increased lighting promotes an environmental and safety impact. Pansy Hundley stated that the lighting is so strong that it seems like daylight in the evening hours. The lights seem to be on nearly 24 hours a day during any season where the facility is used. Ms. Shelton asked if the lighting could be slanted downward where the light would not shine on the homes in the area. Ms. Shelton stated she lives 400-500 yards from the existing ballfield.

No one else spoke for or against the purchase of the property. Mayor Helmberger closed the Public Hearing at 6:31pm.

Paul Kelly motioned to approve Resolution # R-2012-0228-004 and to help control the issues as identified by Ms. Shelton. Russell Chandler seconded the motion.

Jim Foy stated he has the same concerns with the lighting. Russell Chandler stated the problem stems from the lack of lighting in the parking lots. The problem was realized and the lights were tilted to cover the field and the parking lot. Interim City Manager Ben White stated security lighting needs to be investigated to provide proper lighting in the parking lot and then shield the lights to shine only on the fields.

Jim Dawkins, President of the 4B Community Development Board, came understanding that the Council was accepting the conveyance from 4B. City Attorney Alan Lathrom suggested changing the Resolution by amending Section 1 to approve the purchase of the property by Farmersville Community Development Corporation and striking Section 2 entirely. Paul Kelly and Russell Chandler removed their original motions. Jim Foy motioned to approve the project and Resolution as amending Section 1 and striking Section 2. Paul Kelly seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

SECOND READING – CONSIDER, DISCUSS AND ACT UPON ORDINANCE # O-2012-0228-001 REGARDING AMENDING THE FISCAL YEAR BUDGET FOR 2011-2012 FOR PROJECT ACCOUNTING AND TIME ENTRY SOFTWARE

Billy Long motioned to approve the second reading of Ordinance # O-2012-0228-001 to amend the budget for Project Accounting and Time Entry Software. The Council approved the first reading on February 14, 2012. Jim Foy seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

FIRST READING – CONSIDER, DISCUSS AND ACT UPON ORDINANCE # O-2012-0313-001 REGARDING ALTERING THE PRIMA FACIA SPEED LIMITS ON STATE HIGHWAY 78 OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF FARMERSVILLE

Interim City Manager Ben White invited the Council to review the pictorials of the speed zone presented to be altered. Basically the speed zone would be consistently 50 MPH from Sycamore Street to South Pecan, South of Quick Lube, along Highway 78. TxDOT prepared a speed study and found that 85% of the drivers chose to drive 50 MPH along this portion of Highway 78. Jim Foy motioned to approve the first reading of Ordinance # O-2012-0313-001 with Paul Kelly seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Russell Chandler left the meeting at 6:40p.m.

UPDATE REGARDING THE TEXAS POLICE CHIEF'S ASSOCIATION ACCREDITATION TO THE FARMERSVILLE POLICE DEPARTMENT

Interim City Manager Ben White informed the Council that Chief Mike Sullivan and his staff has worked incredibly hard to receive such a noteworthy accreditation which is unheard of for a City the size of Farmersville. Chief Mike Sullivan came before the Council stating that one of his missions upon being appointed to Police Chief was to attain State accreditation. The Texas Police Chief's Association Accreditation is a best practice program which has come one of the most selected and desired programs for a department to attain. Marlin Price, coordinator for TCPA made a presentation on behalf of the Farmersville Police Department's accomplishments. Mr. Price stated that out of 2,800 police departments in the State of Texas, Farmersville is the 61st department to achieve this level of stature and met the stringent standards. Mr. Price stated is thusly, "Farmersville is as good as the rest, and far better than many." TCPA will be back in four years to do a renewal. Police Chief Sullivan received an award and a standing ovation on behalf of his department.

CONSIDERATION AND ACTION AUTHORIZING THE INTERIM CITY MANAGER TO SOLICIT A REQUEST FOR PROPOSALS (RFP) FOR BANK DEPOSITORY SERVICES

Interim City Manager confirmed to the Council that every 4-5 years, the City goes out for bidding on the banking services for the City. This is due to having more than one banking institution in our city. A standard form provided by TML was used to provide

the RFP requirements. Paul Kelly motioned to approve authorizing Interim City Manager to solicit a Request for Proposals for bank depository services with Pansy Hundley seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON ACTIONS MADE REGARDING RECOMMENDATIONS FROM THE RECENT FISCAL YEAR AUDIT

Daphne Hamlin, Finance Director, came before the Council and presented a list of recommendations made by the auditors with the City's response to those recommendations. Ms. Hamlin stated that reconciliations will be presented on a monthly basis at the staff meetings at the end of each month. Check images of both endorsement and front of checks has been ordered in the RFP for banking services. Department heads have been made responsible for their budgets and coding; this policy has been implemented. A coding system and receivables process will be implemented in October 2012. A new credit card system should be implemented soon through Capital One. The project management and time software will be implemented by the end of March 2012. This software will help track labor properly for our grants. A cell phone stipend has been issued for a majority of employees on a monthly basis. A cell phone policy will be implemented by September 2012. Steps have been taken to develop policies and procedures to be in compliance for next year's fiscal audit. The City's auditor has suggested additional training which will be scheduled.

UPDATE REGARDING THE SALARY SURVEY OF CITY EMPLOYEE'S SALARY

Interim City Manager Ben White identified towns in our area worthy of comparison for salaries. Mr. White indicated that we are in competition for employees with Celina, Prosper, Anna, Parker, Lavon, Melissa and Princeton. All departments have turned in their specific information and Mr. White is now consolidating this data. The first wave will come before the Council at the next Council meeting workshop. At that point, recommendations will be presented for a salary structure. To be competitive, we may not be able to afford the increased salaries, but will build a plan to get there. Jim Foy questioned if benefits will be included as part of the study. Billy Long stated is has to be included with the salary package. Jim Foy stated the City's benefits are higher than in private industry. Paul Kelly stated a pay scale that includes a minimum and maximum graduation needs to be included. Council concurred to include this discussion at a workshop held March 27, 2012.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0228-001 ADOPTING THE TEXAS DEPARTMENT OF TRANSPORTATION'S FEDERALLY-APPROVED DISADVANTAGED BUSINESS ENTERPRISE PROGRAM TO MEET QUALIFICATIONS FOR THE SAFE ROUTES TO SCHOOL GRANT

Interim City Manager Ben White presented a form dictated by the Safe Routes to School Grant for approval. Paul Kelly motioned to approve Resolution # R-2012-0228-001 with the Disadvantaged Business Enterprise Program. Billy Long seconded the

motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0228-002
AUTHORIZING THE CITY TO HAVE EMPLOYEE CREDIT CARDS FOR CITY
PURCHASES

Mayor Helmberger requested no action be taken on this matter at this time.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0228-003
DECLARING SPECIFIED PROPERTY A SURPLUS AND AUTHORIZING THE SALE
THEREOF

Interim City Manager Ben White indicated that Police Chief Sullivan requested a few items to be auctioned for the Police Department with a budget amendment to follow so that the funds from the auction go to the Police Department's Equipment Fund. A police car, recently painted mocha, will be one of the items for auction which has 113,000 miles. Chief Sullivan stated he wants to keep the police fleet at a certain area of miles on each vehicle for performance and maintenance purposes. The Police Department has recently purchased a Chevy Tahoe which will replace the mocha colored police squad car. Billy Long motioned to approve Resolution # R-2012-0228-003 with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON A MEMORANDUM OF UNDERSTANDING
REGARDING LAKEHAVEN MUD

Interim City Manager Ben White introduced Kyle Kruppa, representative for Farmersville Investors who have purchased 475 acres currently outside the City of Farmersville's extra territorial jurisdiction South of Farmersville. Mr. White stated that he has worked diligently with Mr. Kruppa on an agreement to proceed forward with the Municipal Utility District (MUD). As of Council time, a final letter, not reviewed by the City's Attorney, has been brought before the Council. This is a high level type of document that we want to make binding in the future. Terms have been vacillated between Mayor Helmberger, Ben White and Kyle Kruppa. Mr. White stated he is trying to show support to Mr. Kruppa's group for a meeting on March 5, 2012 with Texas Commission on Environmental Quality. Mr. Kruppa came before the Council and stated that Collin County roadblocked the continuation of the MUD so that police and fire would be handled through the City of Farmersville and must be recognized before moving forward. Collin County does not want to offer those services to this MUD District. Another point for the City to consider is the Regional Wastewater Treatment Plant. The fees paid to the City for police and fire will be based on water connections and will fund the same when the estimated 1006 homes are built. A TCEQ permit has been issued for wastewater. The property owners have dedicated 10 acres of land that will be the Regional Wastewater Treatment Plant for the City of Farmersville which will have a capacity up to 2.5 million gallons which is 5 times what we have now. The land will be donated to the City and the intention is to petition to have this property annexed into the

City limits. Another added plus will be to improve the surrounding area. According to the high level letter of agreement, the landowner shall convey at least 15 acres to Farmersville Independent School District for an elementary school. Also 2 acres will be conveyed to the City for an emergency services site. The City's subdivision regulations and building codes will be adhered to at the expense of the landowner. The landowner will also submit \$15,000 to pay the City's professional service fees. At this point, if a Definitive Agreement cannot be executed within 90 days from February 28, 2012, the Letter of Agreement shall be null and void with no obligations on either party. The remainder of the \$15,000 shall be returned to the landowner after all professional expenses are paid. Finally, the landowner has requested that the City support the MUD by asking the County to retract its request for a contested case hearing with TCEQ and ask the County to execute any settlement documentation to terminate the administrative proceedings pending with the State Office of Administrative Hearings.

Mr. White encouraged the execution of the Letter of Understanding and felt it is a low risk option to be able to go forward with Mr. Kruppa and his investors. Jim Foy requested that an amortization of existing equipment be included since the MUD will have usage of the \$1,000,000 of existing equipment, i.e. Quint and Pumper Truck. Mr. White stated this will be added into the cost. Mr. Kruppa indicated that if the City subsidizes this area, the entire area benefits. Mayor Helmberger requested a change to Item #2 to add if the City deems the need for a facility, the cost would be covered. Billy Long motioned to approve the agreement with the amendment. Jim Foy seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

UPDATE ON THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) AFTER COLLIN COUNTY COMMISSIONER'S COURT MEETING ON FEBRUARY 2012

Interim City Manager Ben White stated his appreciation for all the hard work focused on the TIRZ which was unanimously approved by Commissioner's Court on Monday, February 20th. Joe Jaynes and Cheryl Williams will be the appointed Commissioner's to participate with Robbie Tedford, Stefanie Hurst and Joe Helmberger. An Interlocal Agreement will go to the County for their approval. The first meeting of the TIRZ Board will be March 21, 2012 directly after the 4A Economic Development Board Meeting.

NOMINATE AND APPOINT A CHAIRMAN AND ORGANIZE THE BOARD FOR THE TAX INCREMENT REINVESTMENT ZONE

With the requirement of the organization of the TIRZ Zone falling on the Council, Mayor Helmberger met the need by stating he will serve as Chairman for the Board. Mayor Helmberger also encouraged the Council to appoint Robbie Tedford as Vice Chairman and Stefanie Hurst as Secretary. Pansy Hundley motioned for Mayor Helmberger to serve as Chairman, Robbie Tedford to serve as Vice Chairman and Stefanie Hurst to serve as Secretary for the TIRZ Board with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

UPDATE ON THE PUBLIC SAFETY BUILDING

Interim City Manager Ben White informed the Council that a recent 5" rain caused a great amount of damage in the Public Safety Building, more particularly on the Police Department side. The brick was separated from the windows which also included a mortar problem allowing the water to pour into the building thereby flooding the area. Mr. White stated he has been working with our insurance regarding the claim and has hired a remediation expert, Mike Cole, who has been making necessary remediation procedures. Mr. Cole's opinion is that the brick needs to be replaced, a roof needs to be replaced, and all damages need to be addressed due to the leakage. TML Insurance has declined our claim. Mr. White will continue working with our insurance since the claim was denied due to "maintenance issues." As Mr. White put it, "the saga continues."

UPDATE REGARDING THE WATER MANAGEMENT PLAN

Interim City Manager Ben White submitted the Water Management Plan to North Texas Municipal Water District for their review. Once approved from NTMWD, we can start implementing the ordinances surrounding the "Plan."

UPDATE REGARDING THE INTERCONNECT WATER CONTRACTS FOR WATER SERVICE WITH CADDO BASIN SUD, COPEVILLE WATER SUD AND NORTH FARMERSVILLE WSC

Interim City Manager Ben White submitted the interconnect water contracts to the appropriate entities for their review. Mr. White requested that the contracts be completed and signed by May 2012.

UPDATE REGARDING THE BOND COMMITTEE AND DISCUSSING THE FUTURE BOND ELECTION WITH BOARDS, COMMITTEES AND OTHER GROUPS

City Secretary Edie Sims informed the Council that Bond Committee members were affording their time to other groups, committees and boards to get the word out regarding the upcoming bond election.

ADJOURNMENT

Council adjourned at 7:53pm.

APPROVED

Joseph E. Helmberger, P.E., Mayor

ATTEST

Edie Sims, City Secretary

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
March 13, 2012

The Farmersville City Council met in a specially called session on March 13, 2012 at 5:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long, Russell Chandler and Jim Foy. Staff members present were City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present.

EXECUTIVE SESSION – DISCUSSION OF MATTERS PERMITTED BY TEXAS GOVERNMENT CODE § 551.071 A) DISCUSSION REGARDING ELECTRICAL SYSTEM OPERATIONS AND MAINTENANCE WITH SHARYLAND UTILITIES

Jim Foy motioned to go into Executive Session at 5:00pm with Billy Long seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes, and Jim Foy yes. Motion passed with full Council approval.

Council reconvened into Regular Session at 5:50pm.

ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

No items were acted upon regarding discussion in Executive Session.

ADJOURNMENT

Council adjourned at 5:50pm.

APPROVED

Joseph E. Helmberger, P.E., Mayor

ATTEST

Edie Sims, City Secretary

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
March 13, 2012

The Farmersville City Council met in a regularly called session on March 13, 2012 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long, Russell Chandler and Jim Foy. Staff members present were Interim City Manager Ben White, Police Chief Mike Sullivan, City Attorney Alan Lathrom, Fire Chief Kim Morris, Finance Director Daphne Hamlin, and City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors.

Mayor Helmberger announced that the Chamber of Commerce banquet will be held on March 24th. Mayor Helmberger also announced that traffic will be slowed down in the construction zone on Highway 380 to the Hunt County Line to 50 mph.

Paul Kelly announced the annual Reginald Craddock 3-on-3 basketball tournament at the Junior High on March 17th.

Interim City Manager Ben White acknowledged an award from the Texas Comptroller's Officer for Financial Transparency. All future awards will be hung in City Hall in an honorary place for display and to acknowledge the hard work and efforts incurred by City Staff.

Jim Foy stated that existing Voter Registration cards are expired, but the name is still valid to vote. City Secretary Edie Sims added that new cards will be issued prior to the May 29th primary and hopefully should arrive before the City's General Election.

Mayor Helmberger read a proclamation declaring March 18-24, 2012 as Poison Prevention Week.

CONSENT AGENDA

Mayor Helmberger requested Item G – Municipal Court Report be pulled for discussion.

Paul Kelly requested Item D – Code Enforcement/Animal Control Report be pulled for discussion.

Jim Foy requested Item B – City Financial Reports be pulled for discussion.

Jim Foy motioned to approve Items A, C, E, F, H, I, and J. Paul Kelly seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item B – Jim Foy stated he was pleased to see the Equipment Replacement Fund reflected on the monthly budget statement. Currently the City has \$183,000 set aside for equipment. Of that \$55,000 has been dedicated thus far. Mayor Helmberger stated the franchise fees have not been reflected for the refuse. Daphne Hamlin reported that since the new contract, the franchise fees should be reflected soon. The income should exceed what was budgeted with the new contracts for refuse and recycling in place. Paul Kelly motioned to approve Item B with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item D – Mayor Helmberger requested a breakdown of time on Animal Control versus Code Enforcement. Police Chief Sullivan stated the time should be simultaneous. Chief Sullivan took the opportunity to inform the Council that his staff has investigated the issue of the fallen fence behind the veterinarian's clinic on Sycamore Street. Their investigation found that the resident is responsible to bring the fence up to code. The Code Enforcement personnel is making arrangements to have addressed. Chief Sullivan also replied to Councilman Kelly's question from a previous meeting regarding brush piles. In general, a brush pile should not be addressed with citations or violation notices for up to 1 week. If the issue is not resolved, a written notice is sent out which allows approximately 30 days to resolve the code issue. Chief Sullivan stated the Code Enforcement issues have been complaint generated and his staff is working on those complaints when given. Paul Kelly motioned to approve Item D with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

Item G – Mayor Helmberger noted the increased activity with warrant collections. Interim City Manager Ben White indicated that Christi Dowdy, Municipal Court Clerk, has initiated a surface level investigation by letter. Many of those holding warrants are reacting and making payment plans. Chief Sullivan spoke of the cost to place individuals in Collin County Jail to set out warrants which costs the City \$62.50 per day. Chief Sullivan stated he would like to see the City participate in the State Warrant Roundup. Billy Long motioned to approve Item G with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

INFORMATIONAL ITEMS

All Informational Items were presented to the Council. Council did not request further information or clarification regarding Informational Items.

READING OF ORDINANCES – SECOND READING: CONSIDER, DISCUSS AND ACT UPON ORDINANCE # O-2012-0313-001 REGARDING ALTERING THE PRIMA FACIA SPEED LIMITS ON STATE HIGHWAY 78 OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF FARMERSVILLE

The City Council passed this ordinance on the first reading at the last City Council meeting. Billy Long motioned to approve Ordinance # O-2012-0313-001 with Paul Kelly seconding the motion. Jim Foy clarified that the speed limit will be 50 mph on Highway 78 throughout town. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

RECEIVE ANNUAL REPORT FROM SHARYLAND UTILITIES

Dwight Yarbrough, Vice President of Sharyland Utilities, came before the Council to answer any questions regarding Sharyland and their provision of electrical service to the City of Farmersville. The City of Farmersville has had 4 new meters this past year with 100 service orders for turnoffs and turn ons at the same location. Currently the City receives \$2,400,000 which does not include the PCRF cost. If the electric use is higher during the summer months, the City will receive increased income; however this income is dependent on the weather. No further questions were asked of Mr. Yarbrough. The Council thanked Mr. Yarbrough and their staff for working with the City.

CONSIDER AND ACT UPON RESOLUTION # R-2012-0214-001 TO CALL THE ELECTION FOR MAYOR AND TWO COUNCIL PLACES

Paul Kelly motioned to approve Resolution # R-2012-0214-001 to call the Election for Mayor and two Council places with Jim Foy seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

UPDATE ON THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) PROGRESS

Interim City Manager Ben White announced the first TIRZ Board meeting will be held on Wednesday, March 21, 2012 directly after the Economic Development Board meeting. The Board will be addressing the Interlocal Agreement with Collin County and the adopting By-Laws for the Board.

Paul Kelly motioned to approve Resolution # R-2012-0214-002 with Billy Long seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

UPDATE ON THE WATER MANAGEMENT PLAN AND RELATED WATER MANAGEMENT INFORMATION

Interim City Manager Ben White announced that the Water Management Plan was approved by North Texas Municipal Water District. All ordinances in relation to the Water Management Plan must be reviewed by North Texas Municipal Water District first. The first ordinance was submitted to NTMWD for their review. No further action was taken by the Council.

UPDATE ON AUTOMATIC METER READING SYSTEM FOR THE WATER DEPARTMENT

Interim City Manager Ben White presented the Council with mock automatic meter reading systems to show how the installation will be handled and the components of the system. Tamper proofing will be part of the installation so that people will not tamper with the electronic equipment. A cut off valve will be easily accessible for each property which will also include a check valve. The system will work hand in hand with our conservation efforts. The ITRON system will also work with our electric system as well to provide meter reading services. The system proposed, which would be paid with bond funds, would allow drive-by reading. Future enhancements would give the ability to download the data to a central location without having to go to the meters.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0313-001 AUTHORIZING THE CITY TO HAVE EMPLOYEE CREDIT CARDS FOR CITY PURCHASES

Interim City Manager Ben White discussed Resolution # R-2012-0313-001 as a needed advantage for purchases by employees. All the documents are now in place to allow the credit card system to be implemented. Management of the credit cards will be positive as it will be monitored daily. The cards will have pre-set charge amount with no cash withdrawal capability. Paul Kelly motioned to approve Resolution # R-2012-0313-001 upon having policies and procedures in place. Russell Chandler seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

RECEIVE, DISCUSS AND POSSIBLE DIRECTION REGARDING CODE ENFORCEMENT PROCESS

Interim City Manager Ben White familiarized the Council with the Code Enforcement process and the steps leading toward issuing citations. After a series of notices, the violator will have had up to 35 days to resolve the violation issue. Mr. White indicated that he is working closely with Police Chief Sullivan and Karen Dixon to have consistency. Police Chief Sullivan indicated that Karen Dixon has started to meet with Paula Jackson regarding issues so that complaints can be fielded smoothly. The Code Enforcement process will be in constant improvement stages and should be beneficial for networking between City Hall and Code Enforcement. Russell Chandler stated he has concerns of complaints not being followed up. Mr. Chandler stated he specifically has reported three issues that have not been resolved after 6 months. Chief Sullivan stated some issues could be repeat violators. Chief Sullivan offered to have any issues not resolved in 2-3 weeks to call him directly.

UPDATE ON THE PUBLIC WORKS MAINTENANCE BARN

Interim City Manager Ben White presented a high level scale drawing of the Public Works Maintenance Building displaying improvements to include dust elimination, installation of air conditioning and heating units, renovating the second floor and reconstructing the first floor to allow more storage area and have meeting/rest area improved. Enhancements are also planned for a shower and boot washing pad. The overall facility is in good condition. Mayor Helmberger expressed concern of storage on the second story due to the heat factor from the metal roof. Mayor Helmberger encouraged Mr. White to investigate the code requirements for a sprinkler system on the second floor. Mr. White indicated that funding will be from the sales of equipment.

UPDATE ON THE PUBLIC SAFETY BUILDING

Interim City Manager Ben White informed the Council that he is in the process of receiving quotes for the water damage and other reconstructive needs for the Public Safety Building. As recalled, several heavy rains have flooded the police side of the building and the building had incurred roof damage as well as flat work issues. Texas Municipal League, the City's insurance company, has not responded to calls requesting an appeal to their denial of claim. Mr. White stated that the City must supply a good work place. Steps that have been taken include getting the infiltration to stop; per an investigation, found that repointing the brick, chiseling out the grout and resealing the holes; the flat work needs to be lowered and sloped; and jacking out areas of concrete and have the areas repoured. Our City Engineer, Eddy Daniel, has looked at the plans and concurs the work should be performed. Mr. White will present a plan to the Council on a method to pay for the repairs and believes the funds may be in reserves. TML has sent their engineer, but has not responded to the City as of date.

Jim Foy stated that over the last 20 years, engineering has not been a priority due to cost; however we are now paying for the cost and see the necessity of paying engineering costs. Mr. White indicated that this item will be brought to the next meeting with a budget amendment.

UPDATE ON THE PROJECT ACCOUNTING AND TIME ENTRY SOFTWARE

Interim City Manager Ben White informed the Council that training has been offered to the employees for the time entry software and we are "off and running."

EXECUTIVE SESSION – DISCUSSION OF MATTERS PERMITTED BY THE FOLLOWING SECTIONS OF THE TEXAS GOVERNMENT CODE CHAPTER 551: SECTION 551.074, DELIBERATION REGARDING PERSONNEL MATTERS: APPOINTMENT OF CITY MANAGER AND RELATED COMPENSATION PACKAGE ISSUES

Council went into Executive Session at 7:24pm.

Council reconvened into Regular Session at 8:24pm.

ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

Jim Foy motioned to offer the City Manager position to Ben White effective tomorrow morning, March 14, 2012, with the terms to be negotiated. Billy Long seconded the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion passed with full Council approval.

REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No items were requested for future agendas.

ADJOURNMENT

Council adjourned at 8:25pm.

APPROVED

Joseph E. Helmberger, P.E., Mayor

ATTEST

Edie Sims, City Secretary

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
March 27, 2012

The Farmersville City Council met in a regularly called session on March 27, 2012 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Joe Helmberger, Pansy Hundley, Paul Kelly, Billy Long, Russell Chandler and Jim Foy. Staff members present were City Manager Ben White, Police Chief Mike Sullivan, Fire Chief Kim Morris, Finance Director Daphne Hamlin, and City Secretary Edie Sims.

CALL MEETING TO ORDER, ROLL CALL

Mayor Helmberger called the meeting to order. Edie Sims called the roll and announced a quorum was present. Mayor Helmberger welcomed all guests and visitors.

Mayor Helmberger announced that the Marketing Committee has an ad in the Texas Trail Lake Map that has Farmersville highlighted. Volunteers are needed for Boards and Commissions. The Annual Fire Department Fish Fry is May 19th.

PUBLIC HEARING – A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 77-91 TO ALLOW RESIDENTIAL LIVING QUARTERS ON THE FIRST FLOOR IN THE CENTRAL AREA DISTRICT WITH ACCOMPANYING ORDINANCE # O-2012-0327-001

Mayor Helmberger opened the Public Hearing at 6:05pm asking for those to speak in FAVOR the Zoning Ordinance amendment. Jack Alexander, owner of 1001 Bargains located at 110 McKinney Street, came before the Council stating he appreciates the efforts to have the Zoning Ordinance change to make this allowance. No one else spoke in favor of the amendment.

Mayor Helmberger asked for those OPPOSING the Zoning Ordinance amendment to come forward. Diane Piwko, residing at 200 McKinney Street, came before the Council expressing her opposition to the amendment. Ms. Piwko requested the Council not to repeat mistakes that happened in the downtown area. Apartments do not generate sales tax revenues. Dividing the type of use does not allow quality retail space and is not a good investment. Public restrooms are another issue to be addressed. Security of businesses and finding a balance of quality of life and quality of business is a question to be addressed. Ms. Piwko stated additional safeguards should be required the same as multi-family units if this amendment is passed. Ms. Piwko expressed that there is no immediate benefit to passing this ordinance, especially just for one person's interest. No one else spoke in opposition of the amendment. The Public Hearing was closed at 6:11pm.

Paul Kelly stated that the Planning & Zoning Commission searched and researched this issue and the ordinance presented is what was recommended for Council approval. At the last P&Z meeting, a discussion and end result occurred to remove owner occupancy as a requirement and to allow 60% area of the first floor to be

commercial and 40% area to be allowed for residential use. City Manager Ben White indicated Bureau Veritas inspected the business at 110 McKinney Street and did not report any findings that would prohibit this ordinance from passing. Paul Kelly expressed concerns of renting the space out to others rather than keeping the residential area restricted to owner/occupant. Mr. Kelly felt the responsibility of renting to others is not safe for the business or the area. Russell Chandler stated that if the residential area is owner/occupant, the owner has a heavy investment and liked the ordinance with owner/occupant requirement. Jim Foy expressed concerns of smaller square footage buildings not having enough space to benefit from this ordinance. The minimum square footage according to our Zoning Ordinance is believed to be 750 square feet. When the inspections are being performed, Bureau Veritas will inspect the building based on the commercial use as a whole. Mayor Helmberger stated that the real issue is the size of minimum residential square footage. Paul Kelly proclaimed that he does not like this ordinance as presented and does not trying to accommodate only one person. The rules should not be changed for one person. There are no hardships presented that would cause the Council to look at the situation from a different perspective. The retail business should be the biggest concern for our downtown area. What is to say that a store front would be closed and just have a living area. Billy Long stated he is in favor of businesses only on the first floor and no residential. In order for this ordinance to die, Council concurred that a motion would need to be made and a second would not be made in order for the Ordinance to die. Jim Foy motioned to approve Ordinance # O-2012-0327-001. No one seconded the motion. Motion died for lack of a second.

PUBLIC HEARING – A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON AMENDING CHAPTER 77, “ZONING,” OF THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, BY AMENDING SECTION 77-1, “DEFINITIONS,” SECTION 77-94, “ACCESSORY AND INCIDENTAL USES,” AND SECTION 77-100, “RETAIL AND RELATED SERVICE USES,” RELATIVE TO DRIVE-IN AND DRIVE-THROUGH RETAIL AND COMMERCIAL FACILITIES AS ACCESSORY USES AND/OR PRIMARY USES ALLOWED BY RIGHT IN CERTAIN ZONING DISTRICTS BY ACCOMPANYING ORDINANCE # O-2012-0327-002

Mayor Helmberger opened the Public Hearing at 6:25pm and asked for those FOR the amendment to allow drive-in and drive-through retail and commercial uses. No one came to speak for the amendment. Mayor Helmberger then asked for those OPPOSING the amendment to come forth. No one came to speak opposing the amendment. The Public Hearing was closed at 6:26pm.

Prior to the meeting, errors were found on the ordinance. Since Council did not receive the correction, Mayor Helmberger requested no action be taken until Council could review the corrected ordinance. Mayor Helmberger was asked to read the errors which were the first three “whereas” copied from the City Manager ordinance and escape lanes were to be removed.

Council proceeded to discuss the topic with Paul Kelly stating the current ordinance does not allow drive-ins and drive-through's other than restaurants like Dairy Queen and Sonic. Mayor Helmberger expressed that the ordinance presented does not limit the drive-in or drive-through use and allows a beer barn. Mr. Kelly firmly stated he does not like a drive-thru beer barn or the sales of alcohol. He stated he felt this was a safety issue as an individual driving through an establishment cannot be identified as having over consumed alcohol whereas an individual walking into an establishment can be better identified. A clerk can visualize the condition of a person buying alcohol as well as take notice of their breath. Pansy Hundley agreed with Mr. Kelly. Mayor Helmberger stated that the City should do all that can be done to capture retail sales tax revenues and does not see a drive-thru beer barn as an issue. Mayor Helmberger also stated that an ordinance cannot be passed exclusionary to one product. Paul Kelly stated that the City of Rockwall did. Jim Foy stated that the voters made the decision for the sale of beer and wine. A beer barn is selling beer and not liquor or mixed drinks. Mr. Foy also stated he doesn't believe that clerks pay that much attention to observe someone's condition whether driving up or walking in. He too stated that he did not want to discourage sales tax revenues. Mr. Foy stated this was a reasonable ordinance presented. Russell Chandler stated he is looking at the safety side and does not see this being a big issue. City Manager Ben White stated he has attended the Planning & Zoning meetings and the Commission looked in terms of restrictions and didn't want peculiarities around wordy over restrictions. A lot of discussion evolved around the stacking spaces and the cost to meet the fire lane requirements. Billy Long asked Police Chief Mike Sullivan to report on safety issues as described by Councilman Kelly. Chief Sullivan replied that he does not have definitive resources to look to or the particulars regarding the types of businesses to indicate whether an increase of crime has been detected.

Jim Foy motioned to approve the ordinance with the changes made as described at the beginning of the discussion by Mayor Helmberger with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly no, Billy Long yes, Russell Chandler yes and Jim Foy yes. Motion carried by vote 4 to 1.

WORKSHOP – SALARY SURVEY FOR CITY EMPLOYEES

City Manager Ben White began by stating he is not looking for a hard line decision at this meeting regarding the salary survey, but wanted to present to the Council where we stack up with like cities that we compete with. The decision was to compare with cities in our area. Mr. White presented a series of spreadsheets and identified each category. For the most part throughout the salary survey, it was found that we are at the bottom, if not the lower end of the minimum salary compared to other cities. The Library showed to be commensurate, however Farmersville is very unique to have a library with a population our size. Most cities in our area do not have a library. Farmersville's Police Chief, Fire Chief, Finance Director and City Secretary are at the bottom of the list. Farmersville's Court Clerk is in the middle. Farmersville has a lot of different things in comparison with other cities. Mr. White stopped short of making a

recommendation to allow the Council to review and give feedback and then direction. Mayor Helmberger stated he would like to study the information and indicated that this will play a key part of the upcoming budget process. Jim Foy mentioned health insurance and asked what amount is paid by employees for dependent coverage and what amount is paid for employee coverage. Daphne Hamlin stated the employee's pay over \$500 per month for dependent coverage and the employee insurance is paid 100% by the City. Not all employees have flex accounts, but the \$1,440 is used toward paying insurance costs. The City of Prosper offers each employee \$500 per month and allows the employee to choose their own plan for an HRA account or us for dependent coverage. This topic will be brought back for more discussion and will have in the budget workshops.

WORKSHOP – BUDGET WORKSHOP TO REVIEW CASH ACCOUNT STRUCTURE AND CONSIDER FUTURE BUDGET REVISIONS

City Manager Ben White presented a Summary of Cash Balances. This report was created by Bobby Bishop quite some time ago and was revived as a definitive report to give a clear financial picture of all cash balances. Mr. White spent a great deal of time researching each account and found that several were now deemed dead accounts as their usefulness has expired, yet funds were still sitting in these accounts. Mr. White stated he wanted to be responsible and frugal with the City's money and follow good management rules. Mr. White attained advice from David Medanich, our representative for bonds. Mr. Medanich suggested having 2 months of reserves and remove the excess. This excess can offset the payment required to make building repairs to the Public Safety Building. Mr. White stated we should make the money work for us.

Presently the City has an ordinance which requires a 90 day operating fund in reserve which is restricted for emergencies. Mr. Medanich informed Mr. White that this fund does not affect our bond rating.

Mr. White worked with our Finance Director Daphne Hamlin. A 90 day operating supply is reserved for the water and wastewater funds. This amount is deemed very conservative, and allow the other funds to be used for non-budgeted purchases. When a pump goes out or other significant cost for the water/wastewater departments, we have an unappropriated surplus account which is reserved for those types of expenditures without affecting the General Fund budget. These funds can also be used toward the pipeline for the junction box for excess discharge when the new Regional Wastewater Treatment Plant is built. Currently our wastewater plant is working way over capacity. Texas Commission on Environmental Quality (TCEQ) monitors our plant's capacity and will work with the City as long as we show productivity towards improving our wastewater treatment condition. This portion of the Cash Balances will help our bond rating. There also exists an Electric Reserve fund to cover electric needs. When a new developer comes in, the City bears the cost of improving the transformer to provide ample electricity. When the Collin College is built, we will bear the cost to improve the electric transformer to provide service. A surcharge could be used to replenish this fund with no additional risk.

Mr. White indicated that a large problem was understanding where funds are and the limitations on the funding accounts. Mr. White and Daphne Hamlin researched and re-evaluated the cash balance accounts to be more productive for the City. Mr. White indicated those changes by pointing out the dead accounts and reutilizing the funds to be more productive than sitting unused for an undetermined amount of time on the Summary of Cash Balances January 2012, Revised. The reason January's totals were used is due to all bookkeeping and balances were completed. This allows for a more accurate picture of the cash balances. Mr. White then guided the Council through Proposed Budget Amendments which included two groups of items which would benefit the City. Another issue that recently arose was the emergency sirens. The sirens were tested last week to find that both sirens did not work. One at the South end of town finally become operational, but the North siren is still not functioning and will take funding to make necessary improvements. When making the improvements, it makes sense to make the changes that are shortly to be implemented which will require a narrow bank setup. Police Chief Mike Sullivan informed the Council that the current FCC licenses do not properly cover the City's needs in the event of a catastrophic emergency. The Police and Fire Departments operate from a trunking system out of Collin County. The federal government has required that all departments operate from a VHF narrow bank system by 2013. By making this change now, it will allow Farmersville to be independent in the event of a catastrophic event that cuts us off from Collin County and other outlying entities.

Mr. White also opened the discussion to the ISO rating and the desire to change our rating from a 5 to a 3. This change would lower all residents homeowner's insurance; but the price to do so would be the cost of a pumper truck for the Fire Department. Mr. White researched to find that if the rescue truck was paid off and the Quint was refinanced with the purchase of the pumper truck, we would get the same payment. For not much of cash outlay, Farmersville can lower the ISO certified rating. This will put our Fire Department with 2 engines and 1 ladder truck (Quint). Daphne Hamlin stated by refinancing, the payments would extend for an additional 4 years of payments of \$61,000 at 4.9% interest.

Mr. White stated he would like to purchase a 3/4 ton crew cab truck for Public Works. Mr. White included in the proposed amendments the cost for demolition of the Southlake Clubhouse. The Club House was abated for asbestos and the cost was more than expected. Last on the list in Group 1 was office furniture to include chairs to replace broken chairs for staff. Many of the chairs throughout the City offices are broken and dilapidated.

Mr. White requested an overall general impression of the budget amendment proposals. Pansy Hundley stated she liked the breakdown of the Cash Accounts. Mayor Helmberger expressed concerns not to bypass normal budget processes. City Manager Ben White wanted to give a clear understanding of the cash accounts and what opportunities are available to have the dead funds work for us. A question was raised what percentage the ISO rating affect commercial and residential owners. Fire Chief Kim Morris stated that a decrease of insurance approximately 17% could be seen

by commercial owners and approximately 7% decrease in homeowners insurance for residential homeowners. These rates are approximate when comparing the ISO rate dropping from level 5 to level 3. Jim Foy stated he would like to have the Council consider the items in Group 1 and have Group 2 returned during the budget sessions for next year's budget. Mayor Helmberger was interested in the laptop request for the Fire Chief; however Kim Morris indicated this expenditure could be accomplished in next year's budget. Chief Morris stated this is not a critical item. Mayor Helmberger requested the Centennial Committee be contacted regarding Library needs which are listed in Group 2. Paul Kelly expressed concern not seeing any financial increase for employees. City Manager Ben White stated he has a plan to present to the Council in regard to this topic; however the cash reserves are in excellent shape. Mr. Kelly stated he would like to see a one-time increase for the employees, but if allowable for continued funding, an increase in employee salaries.

RECEIVE REQUEST FOR PROPOSALS FOR BANKING SERVICES AND AWARD BID

Finance Director Daphne Hamlin and City Secretary Edie Sims reported to the Council the findings of the comparison for banking service proposals from First National Bank of Trenton and Independent Bank. The comparison was very difficult as both banks provided the same services with only two slight differences. Independent Bank offered more with basis points on the NOW account whereas First National Bank of Trenton offered .35% on the Money Market Account with Average Daily Balance over \$200,000. City Manager Ben White informed the Council that it will be a huge undertaking to change banks with many hours involved. Jim Foy motioned to award the bid to First National Bank of Trenton with Russell Chandler seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0327-001 TO ADOPT THE POLICIES AND PROCEDURES FOR THE POLICE DEPARTMENT

With policies and procedures being approved by the Council by Resolution, Paul Kelly motioned to approve Resolution # R-2012-0327-001 with Russell Chandler seconding the motion. Jim Foy questioned if the policies and procedures are planned to be available on the website. Police Chief Sullivan stated he does not mind any of these policies being available other than patrol operation tactics. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON RESOLUTION # R-2012-0327-002 TO AUTHORIZE AND APPROVE A \$153,500.00 LOAN BY THE FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION TO PURCHASE 20.537 ACRES OF LAND FOR COMMUNITY PARK AND RECREATIONAL USES

Mayor Helmberger advised the Council that during the purchase process, it was found that the Resolution was a legality. The Community Development Board is still making purchase of the property and utilizing sales tax increase funds. Jim Foy

expressed concern since this purchase was not budgeted and approved by Council and the purchase price and details were not previously submitted to Council. Mr. Foy also expressed concern that other projects that were budgeted for are now removed from the 4B's projects. Diane Piwko, representing the 4B Community Development Board, came forth and informed the Council that the funding allocated for the land purchase came from 4B's reserve fund. Costs used for making this purchase will be spread out with \$25,000 being spent from this year's budget to include \$3,000 for legal fees. Ms. Piwko stated the Splash Pad reclamation project was placed on hold due to the drought but could be resurrected. All other projects are still being financed through this year's budget as approved. The payments for the land acquisition will be financed over 10 year period which will amount to \$22,000 each year. Billy Long gave accolades to the 4B Board members who have worked very hard on this project. Billy Long motioned to approve Resolution # R-2012-0327-002 with Paul Kelly seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

CONSIDER, DISCUSS AND ACT UPON ACTIONS TO MAKE FARMERSVILLE A "QUIET ZONE" REGARDING RAILROAD TRAFFIC

Mayor Helmberger stated that the City of Wylie has 13 railroad crossings and accomplished attaining a "quiet zone" and the City of Farmersville should pursue this venture. Three of our 4 railroad crossings are subject to being rebuilt due to the Highway 380 widening project. Concessions from TxDOT have indicated that now is the time to react. City Manager Ben White stated there are two methods, one is to have a median prior to the crossing. The other method is to have "baseball bats" to indicate quiet zones. Mr. White stated he would like to use the model that Wylie has set forth and replicate them. Once all the infrastructure for this project is in place, the railroad can be contacted and have the areas inspected to meet railroad approval. Mr. White stated he would rather go this route rather than spend funds on a study. Council concurred to move forward.

FIRST READING – CONSIDER, DISCUSS AND ACT UPON BUDGET AMENDMENT ORDINANCE # O-2012-0410-001 TO FUND THE REPAIRS TO THE PUBLIC SAFETY BUILDING

City Manager Ben White presented the Budget Amendment Ordinance with information as presented during the Budget Workshop session earlier in the meeting. The transfer of funds would come from the Wastewater Fund. The debt service amount required for this fund has already been met, therefore any other funds coming into this account are in excess. The excess is requested to be redirected to the Police Expense to make necessary repairs to the Public Safety Building which will not burden our cash position. Pansy Hundley questioned the estimated time for repairs. Mr. White indicated the repairs will be slower since the contractor has been instructed not to interfere or disrupt the office flow. All work is to be subcontracted with exception of some flatwork (concrete) that may be done by City workers. Russell Chandler motioned to approve Ordinance # O-2012-0410-001 on first reading with Jim Foy

seconding the motion. A poll of the Council was taken as follows: Pansy Hundley yes, Paul Kelly yes, Billy Long yes and Jim Foy yes. Motion passed with full Council approval.

EXECUTIVE SESSION: DISCUSSION OF MATTERS PERMITTED BY THE FOLLOWING SECTIONS OF TEXAS GOVERNMENT CODE CHAPTER 551, SECTION 551.074, DELIBERATION REGARDING PERSONNEL MATTERS – CITY MANAGER'S COMPENSATION PACKAGE ISSUES

Council existed into Executive Session at 8:42pm.

Council reconvened from Executive Session at 8:56pm.

ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

No action to be taken on the item discussed in Executive Session. The item will need to return on the next agenda for final completion.

ADJOURNMENT

Council adjourned at 8:57pm.

APPROVED

Joseph E. Helmberger, P.E., Mayor

ATTEST

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA - City Financial Reports

(II - B)

City of Farmersville
Financial Report/Cash & Investment Report

February 2012

Prepared by: Daphne Hamlin

Summary of Cash Balances February 2012

Account	Restricted	Unrestricted	Account Balance
Clearing Accounts			
General Fund		\$ 187,836.76	
Refuse Fund		\$ 35,145.20	
Water/Wastewater Fund		\$ (13,228.27)	
Electric Fund		\$ (141,623.72)	
SRO Support ISD	\$ (3,453.14)		
Law Enf. Training	\$ 643.61		
Debt Service Revenue Payment(66.67%, \$228K)	\$ 87,491.23		
Disbursement Fund	\$ (62,507.15)		
Court Tech/Sec	\$ 16,491.85		
Grants	\$ (29,530.60)		
CC Child Safety	\$ 6,823.49		
2006 C/O	\$ -		
Farmersville/Floyd CC Bond	\$ 133,818.00		
Equipment Replacement	\$ 196,429.52		
TOTAL	\$ 346,206.81	\$ 68,129.97	\$ 414,336.78

Debt Service Accounts			
County Tax Deposit (FNB)(Debt Service (33.33%, \$114K)	\$ 155,718.85		
Debt Service Reserve (TXPOOL) (2 months rsv)	\$ 107,517.56		
TOTAL	\$ 263,236.41		\$ 263,236.41

Appropriated Surplus Investment Accounts			
Customer meter deposits (Texpool)	\$ 107,309.18		
2006 C/O Texstar(\$59K)	\$ 166,536.91		
TOTAL	\$ 273,846.09	\$ -	\$ 273,846.09

Unappropriate Surplus Investment Accounts			
Gen Fund Rsv Acct. (TXPOOL)(Reso. 90 Day)	\$ 593,236.00	\$ 206,366.78	
Park Improvement (TXPOOL)	\$ 10,000.00		
Water/WW Fund Rsv (TXPOOL)(Operating 90 day)	\$ 351,805.00		
Water/WW Fund Rsv (TXPOOL)(Capital)	\$ 679,545.14		
Elec. Fund Rsv (TXPOOL) (Operating)	\$ 50,000.00		
Elec. Fund Rsv (TXPOOL)(Capital)	\$ 150,000.00		
TOTAL	\$ 1,834,586.14	\$ 206,366.78	\$ 2,040,952.92

Contractor Managed Accounts			
NTMWD Sewer Plant Maint. Fund	\$ 11,324.54		
Sharyland PCRF Fund	\$ 461,081.51		
TOTAL	\$ 472,406.05	\$ -	\$ 472,406.05

TOTAL CASH & INVESTMENT ACCOUNTS	\$ 3,190,281.50	\$ 274,496.75	\$ 3,464,778.25
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Summary of Cash Balances January 2012, Revised (Continued)

FEDC 4A Board Investment & Checking Account				
FEDC 4A Checking Account(Independent Bank)	\$	16,381.85		
FEDC 4A Investment Account (Texpool)	\$	395,871.37		
FEDC 4A Certificate of Deposit (Independent Bank)	\$	250,000.00		
TOTAL	\$	662,253.22	\$	-
			\$	662,253.22

FCDC 4B Board Investment & Checking Account				
FCDC 4B Checking Account (Independent Bank)	\$	54,341.72		
FCDC 4B Investment Account (Texpool)	\$	134,568.61		
TOTAL	\$	188,910.33	\$	-
			\$	188,910.33

TIRZ Account				
County Tax Deposits				
TOTAL	\$	-	\$	-
			\$	-

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
GENERAL FUND

	CURRENT FISCAL YEAR					% OF BUDGET
	CURRENT BUDGET	CURRENT MONTH	Y-T-D	ACTUAL	ENCUMBRAN	BUDGET BALANCE
REVENUE						
PROPERTY TAX	725,214	173,708		654,265	-	70,949
SALES TAX	264,000	27,515		131,172	-	132,828
FRANCHISE FEES	66,300	4,934		43,839	-	22,461
LICENSES/ PERMITS	24,200	5,286		18,295	-	5,905
MUNICIPAL CT FINES	85,000	8,692		43,126	-	41,874
4B SUPPORT/ REIMB	45,000	2,819		15,487	-	29,513
FIRE RUN PAYMENTS	107,500	1,788		66,352	-	41,148
LEASES/ RENTALS	44,968	6,003		17,234	-	27,734
MISCELLANEOUS INCOME	118,728	17,992		78,617	-	40,111
INTEREST	1,800	71		328	-	1,472
TRANSFERS IN	1,113,030	87,182		435,917	-	677,113
TOTAL REVENUE	2,595,740	335,990		1,504,632	-	1,091,108
EXPENDITURES (BY DEPARTMENT)						
CITY COUNCIL	9,240	370		6,011	-	3,229
ADMINISTRATION	522,857	60,463		252,754	86	270,017
MUNICIPAL COURT	95,997	9,044		44,748	-	51,249
LIBRARY/ CIVIC CENTER	124,820	11,908		49,360	1,156	74,304
POLICE	822,196	55,102		397,056	172	424,968
FIRE	205,452	21,602		93,511	-	111,941
PUBLIC WORKS	553,049	42,778		257,701	860	294,488
DEBT SERVICE (LEASES)	68,393	-		56,822	-	11,571
TRANSFERS OUT	109,750	-		109,750	-	-
TOTAL EXPENDITURES	2,511,754	201,267		1,267,713	2,274	1,241,767
NET REVENUES OVER (UNDER) EXPENDITURES	83,986	134,723		236,919		(150,659)

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
GENERAL FUND

		CURRENT FISCAL YEAR						
		CURRENT BUDGET	CURRENT MONTH	Y-T-D	ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE								
PROPERTY TAX		725,214	173,708		654,265	-	70,949	90.22%
SALES TAX		264,000	27,515		131,172	-	132,828	49.69%
FRANCHISE FEES		66,300	4,934		43,839	-	22,461	66.12%
LICENSES/ PERMITS		24,200	5,286		18,295	-	5,905	75.60%
MUNICIPAL CT FINES		85,000	8,692		43,126	-	41,874	50.74%
4B SUPPORT/ REIMB		45,000	2,819		15,487	-	29,513	34.42%
FIRE RUN PAYMENTS		107,500	1,788		66,352	-	41,148	61.72%
LEASES/ RENTALS		44,968	6,003		17,234	-	27,734	38.33%
MISCELLANEOUS INCOME		118,728	17,992		78,617	-	40,111	66.22%
INTEREST		1,800	71		328	-	1,472	18.22%
TRANSFERS IN		1,113,030	87,182		435,917	-	677,113	39.16%
TOTAL REVENUE		2,595,740	335,990		1,504,632	-	1,091,108	57.97%
EXPENDITURES (BY DEPARTMENT)								
CITY COUNCIL		9,240	370		6,011	-	3,229	65.05%
ADMINISTRATION		522,857	60,463		252,754	86	270,017	48.34%
MUNICIPAL COURT		95,997	9,044		44,748	-	51,249	46.61%
LIBRARY/ CIVIC CENTER		124,820	11,908		49,360	1,156	74,304	39.54%
POLICE		822,196	55,102		397,056	172	424,968	48.29%
FIRE		205,452	21,602		93,511	-	111,941	45.51%
PUBLIC WORKS		553,049	42,778		257,701	860	294,488	46.60%
DEBT SERVICE (LEASES)		68,393	-		56,822	-	11,571	83.08%
TRANSFERS OUT		109,750			109,750	-	-	100.00%
TOTAL EXPENDITURES		2,511,754	201,267		1,267,713	2,274	1,241,767	50.47%
NET REVENUES OVER (UNDER)								
EXPENDITURES		83,986	134,723		236,919		(150,659)	

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
INTEREST & SINKING FUND

	CURRENT FISCAL YEAR				
	CURRENT BUDGET	CURRENT MONTH	Y-T-D	ACTUAL	BUDGET BALANCE
REVENUE					
PROPERTY TAX	238,597	54,318		204,832	33,765
INTEREST	500	35		177	323
TRANSFERS IN					-
TOTAL REVENUE	239,097	54,353		205,009	34,088
EXPENDITURES (BY DEPARTMENT)					
DEBT SERVICE PRINCIPAL	123,340	123,340		123,340	-
DEBT SERVICE INTEREST	104,515	53,731		53,731	50,784
PAYING AGENT FEES	1,000				1,000
TOTAL EXPENDITURES	228,855	177,071		177,071	51,784
NET REVENUES OVER (UNDER)					
EXPENDITURES	10,242	(122,718)		27,938	

85.85%
35.40%
0.00%
85.74%

100.00%
51.41%
0.00%
77.37%

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
REFUSE UTILITY FUND

		CURRENT FISCAL YEAR				
		CURRENT BUDGET	CURRENT MONTH	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE
REVENUE						% OF BUDGET
RESIDENTIAL COLLECTION		219,016	18,774	93,814		125,202
COMMERCIAL COLLECTION		165,855	14,229	70,034		95,821
BRUSH COLLECTION		4,000	-	450		3,550
PENALTIES		7,000	497	2,796		4,204
RECYCLING		5,220	401	2,017		3,203
INTEREST		125	5	22		103
TOTAL REVENUE		401,216	33,906	169,133	-	232,083
						42.16%
EXPENSES						
PERSONNEL		-	-	52		(52)
PROFESSIONAL SERVICES			30	12,600		(12,600)
MAINTENANCE						-
OPERATING EXPENSES		310,766	26,891	133,941		176,825
ADMIN SUPPORT	A	4,055	338	1,689		2,366
SUPPLIES						-
MISCELLANEOUS						-
CAPITAL OUTLAY						-
TRANSFERS OUT		86,395	7,199	35,997		50,398
TOTAL EXPENDITURES		401,216	34,458	184,279	-	216,937
						41.67%
NET REVENUES OVER (UNDER)		-	(552)	(15,146)		
EXPENSES						45.93%

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
WATER/WASTEWATER REVENUES

	CURRENT FISCAL YEAR					% OF BUDGET
	CURRENT BUDGET	CURRENT MONTH	Y-T-D ACTUAL	Y-T-D ENCUMBR ANCE	BUDGET BALANCE	
WATER REVENUE						
CC CONV FEE	1,400		626		774	44.71%
IMPACT FEES						
WATER SALES	880,293	70,426	450,263		430,030	51.15%
CONNECTION FEE	2,999	225	1,638		1,361	54.62%
PENALTIES & RECONNECT FEES	8,397	1,167	10,243		(1,846)	121.98%
TAP FEES						0.00%
TRANSFERS IN						
OTHER INCOME			1,666		(1,666)	0.00%
TOTAL WATER REVENUE	893,089	71,818	464,436	-	428,653	52.00%
WASTEWATER REVENUE						
SEWER	435,304	41,956	196,708		238,596	45.19%
TAP FEES						0.00%
PENALTIES	7,861	903	4,512		3,349	57.40%
IMPACT FEES						0.00%
TOTAL WASTEWATER REVENUE	443,165	42,859	201,220	-	241,945	45.41%
OTHER INCOME						0.00%
INTEREST	2,000	65	361		1,639	18.05%
TRANSFERS IN	-	-	-		-	0.00%
TOTAL WATER/WASTEWATER	1,338,254	114,742	666,017	-	672,237	49.77%

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
WATER EXPENSES

	CURRENT FISCAL YEAR					
	CURRENT BUDGET	CURRENT MONTH	Y-T-D ACTUAL	Y-T-D ENCUMBR ANCE	BUDGET BALANCE	% OF BUDGET
WATER EXPENSES						
PERSONNEL	147,919	38,510	82,952		-	
PROFESSIONAL SERVICES	16,000	1,097	3,374		64,967	56.08%
MAINTENANCE	6,500	-	1,099		12,626	21.09%
CONTRACTS & PROF	2,500	-	10		5,401	16.91%
SUPPLIES	750	150	150		2,490	0.40%
MISCELLANEOUS	2,000	47	192		600	20.00%
WATER EXPENSES					1,808	9.60%
PERSONNEL	141,977	12,797	67,939		-	
PROFESSIONAL SERVICES	79,155	1,556	53,666		74,038	47.85%
MAINTENANCE	5,500	643	6,687		25,489	67.80%
OPERATING EXPENSES	26,700	2,038	10,955		(1,187)	121.58%
SUPPLIES	420,714	34,824	139,494		15,745	41.03%
MISCELLANEOUS	106,142	2,331	19,460		281,220	33.16%
UTILITIES			3,134		86,682	18.33%
CAPITAL OUTLAY	2,000				(3,134)	
EQUIPMENT TRANSFER	39,200	-	39,200		2,000	0.00%
TRANSFERS OUT	220,446	18,370	91,852		-	100.00%
					128,594	41.67%
TOTAL WATER EXPENSES	1,217,503	112,363	520,164	-	697,339	42.72%

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
WASTEWATER EXPENSES

	CURRENT FISCAL YEAR				
	CURRENT BUDGET	CURRENT MONTH	Y-T-D ACTUAL	Y-T-D ENCUMBR ANCE	BUDGET BALANCE
					% OF BUDGET
WASTEWATER EXPENSES					
PERSONNEL	82,659	7,698	40,857		-
PROFESSIONAL SERVICES	31,500	58	1,082		41,802
MISCELLANEOUS		1,298	5,356		30,418
MAINTENANCE	227,000	13,947	74,289		(5,356)
OPERATING EXPENSES	-				152,711
SUPPLIES			(67)		-
UTILITIES	7,200	1,397	3,363		67
DEBT SERVICE	116,859	88,522	88,522		3,837
CAPITAL OUTLAY	2,000				28,337
EQUIPMENT TRANSFER	32,950	-	32,950		2,000
TRANSFERS OUT	43,451	3,620	18,104		-
TOTAL WASTEWATER EXPENSES	543,619	116,540	264,456	-	25,347
					279,163
TOTAL WATER/WASTEWATER	1,761,122	228,903	784,620	-	976,502
	(422,868)	(114,161)	(118,603)	-	(304,265)
					44.55%
					48.65%

MONTHLY BUDGET REPORT
FEBRUARY 2012 (5/12 MONTHS OR 41.65% OF FISCAL YEAR)
ELECTRIC UTILITY FUND

	CURRENT FISCAL YEAR					BUDGET BALANCE	% OF BUDGET
	CURRENT BUDGET	CURRENT MONTH	Y-T-D	ACTUAL	ENCUMBRAN		
REVENUE							
MANAGEMENT AGREEMENT	810,000	169,611		169,587		640,413	20.94%
MISC		10		(85)		85	
INTEREST	500	13		55		445	11.00%
TRANSFER IN							
TOTAL REVENUE	810,500	169,634		169,557	-	640,943	20.92%
EXPENSES							
PERSONNEL SERVICES	38,288	9,139		20,131		18,157	52.58%
PROFESSIONAL SERVICES	75,000	1,925		19,750		55,250	26.33%
MAINTENANCE	25,000	-		1,729		23,271	6.92%
OPERATING EXPENSES						-	0.00%
UTILITIES				726		(726)	0.00%
MISCELLANEOUS				1,900		(1,900)	0.00%
EQUIPMENT TRANSFER	1,200	-		1,200		-	0.00%
CAPITAL OUTLAY	2,000					2,000	0.00%
TRANSFERS OUT	674,000	56,166		280,833		393,167	41.67%
TOTAL EXPENSES	815,488	67,230		326,269	-	489,219	40.01%
NET REVENUES OVER (UNDER)							
EXPENSES	(4,988)	102,404		(156,712)	-		

48 -EQUIPMENT REPLACEMENT
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	0	0.00	183,100.00	0.00	(183,100.00)	0.00
TOTAL REVENUES	0	0.00	183,100.00	0.00	(183,100.00)	0.00
<u>EXPENDITURE SUMMARY</u>						
12-ADMINISTRATION						
CAPITAL EXPENDITURES	7,000	0.00	0.00	0.00	7,000.00	0.00
TOTAL 12-ADMINISTRATION	7,000	0.00	0.00	0.00	7,000.00	0.00
21-POLICE DEPT.						
CAPITAL EXPENDITURES	41,000	27,057.00	55,386.10	46,200.55	(60,586.65)	247.77
TOTAL 21-POLICE DEPT.	41,000	27,057.00	55,386.10	46,200.55	(60,586.65)	247.77
22-FIRE DEPT.						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 22-FIRE DEPT.	0	0.00	0.00	0.00	0.00	0.00
31-GENERAL						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 31-GENERAL	0	0.00	0.00	0.00	0.00	0.00
35-WATER DEPT.						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 35-WATER DEPT.	0	0.00	0.00	0.00	0.00	0.00
36-WASTEWATER SYSTEM						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 36-WASTEWATER SYSTEM	0	0.00	0.00	0.00	0.00	0.00
37-ELECTRIC DEPT.						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 37-ELECTRIC DEPT.	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	48,000	27,057.00	55,386.10	46,200.55	(53,586.65)	211.64
REVENUE OVER/(UNDER) EXPENDITURES	(48,000)	(27,057.00)	127,713.90	(46,200.55)	(129,513.35)	169.82-

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 29TH, 2012

48 -EQUIPMENT REPLACEMENT

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
48.00.5912 TRF FROM GF ADMIN	0	0.00	14,700.00	0.00 (	14,700.00)	0.00
48.00.5915 TRF FROM GF LIBRARY	0	0.00	0.00	0.00	0.00	0.00
48.00.5921 TRF FROM GF POLICE	0	0.00	79,900.00	0.00 (	79,900.00)	0.00
48.00.5922 TRF FROM GF FIRE	0	0.00	9,700.00	0.00 (	9,700.00)	0.00
48.00.5931 TRF FROM GF PARK/STREETS	0	0.00	5,450.00	0.00 (	5,450.00)	0.00
48.00.5932 TRF FROM SANITATION	0	0.00	0.00	0.00	0.00	0.00
48.00.5935 TRF FROM WATER	0	0.00	39,200.00	0.00 (	39,200.00)	0.00
48.00.5936 TRF FROM SEWER	0	0.00	32,950.00	0.00 (	32,950.00)	0.00
48.00.5937 TRF FROM ELECTRIC	0	0.00	1,200.00	0.00 (	1,200.00)	0.00
48.00.5991 TRANSFER IN OTHER FUNDS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	0	0.00	183,100.00	0.00 (	183,100.00)	0.00
TOTAL REVENUE	0	0.00	183,100.00	0.00 (	183,100.00)	0.00



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA - Police Department Report

(II - C)



Farmersville Police Department
134 North Washington Street
Farmersville, TX 75442
972-782-6141

Farmersville Police Department Monthly Report March-12

Total Calls For Service: **425**

Tier 1 Crimes

Robbery: **0**
Assault: **5**
Theft: **4**
Burglary: **1**
Motor Vehicle Theft: **0**

Tier 2 Crimes

Forgery: **1**
Fraud: **0**
Criminal Mischief: **4**
Weapons: **0**
DWI: **0**
Public Intoxication: **0**
Disorderly Conduct: **2**
Drugs: **2**

Miscellaneous

Traffic Stops: **200**
Citations: **118 (148 violations)**
Alarms: **7**
Major Accidents: **2**
Minor Accidents: **3**
Agency Assist: **24**

Cases filed with the District Attorney's Office:

Felony: **0**
Misdemeanor: **0**



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – Code Enforcement/Animal Control Report

(II - D)

FARMERSVILLE POLICE DEPARTMENT

CODE ENFORCEMENT

DATE	ADDRESS	VIOLATION	INSPECTION	WARNING
#####	606 S. Main	Pictures		
#####	S. Main	PU Inspec Out	X	X
#####	Dr Lane's Office	Fence	X	
#####	411 McKinney	Numerous	X	X
#####	On The Sqare	4 Runner No Inspec	X	X
#####	Daddy O's	Complaint	X	
#####	N. Washington	VW Inspec Out	X	X
#####	607 Waterford	Fence	X	
#####	605 Waterford	Fence	X	X
#####	604 Waterford	Car in Street w/Flat	X	X
#####	117 S. Rike	Appliances	X	
#####	213 Hill	Car Reg/Inspec Out	X	X
#####	606 Maple-Recheck	Brush	X	X
#####	229 Santa Fe	Car-Regis Out	X	X
#####	Washington-Church	Car-Inspec Out	X	X
#####	1104 Old McKinney	Garage Sale-No Permit	X	
#####	411 Jackson-Recheck	Brush	X	X
#####	309 Murchison-Recheck	Brush	X	X
#####	309 Prospect-Recheck	Furniture etc	X	X
#####	109 Murchison	Brush	X	
#####	116 Houston	Brush	X	
#####	205 Austin	Appliances	X	
#####	310 Windom-Recheck	Appliances	X	X
#####	311 Windom	Numerous	X	
#####	203 Haughton-Recheck	Brush	X	X
#####	108 Hale-Recheck	Brush	X	X
#####	121 Windom-Recheck	Brush	X	X
#####	502 N. Washington	Recheck-Brush	X	X
#####	PR 100 #10	Appliances	X	

#####	209 Abbey-Recheck	Fence, Trash, Wood	X	
#####	301 Hill	Brush	X	
#####	121 Lincoln	Buidling Debris	X	
#####	315 Maple	Car Front Yard	X	X
#####	426 N. Washington	Debris, Brush	X	
#####	300 Gotcher	Brush, Tree Down	X	
#####	605 Waterford	Fence	X	
#####	133 N. Washington	Recheck-Shed	X	
#####	515 Windom-Recheck	Numerous	X	
#####	218 Windom	Bldg-No Permit	X	
#####	711 McKinney-Thrift Store	Unsightly	X	X
#####	913 S. Main-Recheck	Numerous	X	X
#####	Moffett-380	Grass, Brush	X	
#####	Sisco Welding-Recheck	Debris	X	X
#####	125A S. Main	Check To See If Secured	X	
#####	122 Houston-Recheck	Debris, Appliance	X	X
#####	211 Houston	Debris in Truck	X	
#####	502 Meadowview	Debris Dumped In Field	X	X
#####	Pecan Shopping Center	Complaint-Debris	X	X
#####	610 N. Washington	Complaint-Pool	X	X
#####	204 N. Washington	Tall Grass	X	
#####	Celebration Station	Tall Grass	X	
#####	100 Westgate-Complaint	Tall Grass, Bushes, Pool	X	
#####	613 Maple	Tall Grass	X	
#####	218 N. Washinton	Tall Grass, Tree Down	X	
#####	315 N. Main	Tall Grass	X	
#####	307 N. Main-Complaint	Tall Grass	X	
#####	Hooper-Sycamore/Wash	Brush	X	
#####	608 Meadowview	Tall Grass	X	
#####	512 Clairmont	Tall Grass	X	
#####	505 Clairmont	Tall Grass	X	
#####	506 Clairmont	Tall Grass	X	
#####	502 Waterford	Tall Grass	X	
#####	506 Meadowview	Tall Grass	X	

#####	309 Haislip	Tall Grass	X	
#####	Sisco- Herron/Rike	Tall Grass, Debris	X	X
#####	Neathery-Beech St	Tall Grass, Brush	X	
#####	114 Beech	Tall Grass	X	
#####	501 Maple-Complaint	Tall Grass	X	X
#####	551 Audie Murphy	Tall Grass	X	

NOTES/CFS	
Dealer Plates	
Not His Fence	
Extended 3/21/2012	
Spoke w/Owner	
Nothing Wrong	
Stickered	
Extended 4/2/2012	
Extended 4/2/2012	
Stickered	
Spoke w/Owner	
Stickered	
Sent to City Hall	
NOV 3/28/2012	
Extended 3/9/2012	
NOV 3/9/2012	
NOV 3/9/2012	
Extended 3/28/2012	

Moved Car	
Extended 3/12/2012	
Citation	
Letter Sent 3/12/2012	
Extended 4/2/2012	
Extended 4/2/2012	
Left Card	
Spoke w/Owner	
Extended 3/13/2012	
Utility CO Using Land as Staging Area	
Extended 4/2/2012	
NOV 4/2/2012	
Left Card	
Spoke w/Owner	
Spoke w/Owner	
Had Pool Pump Worked On.	
Letter Sent 4/3/2012	
Letter Sent 4/3/2012	
Letter Sent 4/3/2012	
Letter Sent 4/3/2012	
Letter Sent 4/3/2012	

Letter Sent 4/3/2012	
Spoke w/Owner	
Letter Sent 4/3/2012	
Spoke w/Owner	
Letter Sent 4/3/2012	

FARMERSVILLE POLICE DEPARTMENT
PUBLIC SERVICE OFFICER: ANIMAL CONTROL MONTHLY REPORT
MONTH: MARCH 2012

DATE	TYPE OF CALL	ADDRESS	VIOLATION	WARNING	NOTICE/VIO	CITATION	IMPOUND	CC SHELTER	CFS#
03/01/2012	Stray Dog	313 S. Hamilton	Unable to Locate						
03/01/2012	Check Trap	108 Houston	Empty						
03/01/2012	Stray Dog	Wilcoxson	Working With Dog						
03/01/2012	Dead Cat	N. Main	Disposed of						
03/02/2011	Stray Dog	411 S. Rike	CCAS					X	
03/02/2011	Check Trap	108 Houston	Empty						
03/02/2011	Stray Dog	Wilcoxson	Working With Dog						
03/02/2011	Loose Dog	604 Waterford	Returned to Owner						
03/06/2012	Loose Dog	209 Rolling Hill	Pound				x		Dog Broke My Leash and Is Loose at the Pound
03/06/2012	Stray Dog	Wilcoxson	Working With Dog						
03/06/2012	Dead Cat	Man/Sycamore	Unable to Locate						
03/06/2012	Loose Dog	Pound	Trying to Catch						
03/07/2012	Check Trap	108 Houston	Empty						
03/07/2012	Dog Complaint	501 N. Main	Dogs Climbing Out of Fence X						
03/07/2012	Stray Dog	Wilcoxson	Working With Dog						
03/07/2012	Pick-Up Dog	Pound	CCAS					X	
03/07/2012	Stray Dog	Hwy 380	Unable to Locate						

										Spoke w/Owner about 10 day Observation							
03/07/2012	Dog Bite		424 Sherry Lane							Got Dog Into Backyard							
03/08/2012	Vicious Dogs		128 N. Washington							Dog Calmed Down							
03/09/2012	Check on Dog		128 N. Washington							Check on Dog							Dog Bite 10 Days Observation
03/09/2012	Check on Dog		424 Sherry Lane							Working With Dog							
03/09/3012	Stray Dog		Wilcoxson							Returned to Owner	X						
03/09/2012	Loose Dog		116 Prospect							Unable to Locate							
03/12/2012	3 Stray Dogs		PR 100-Jack's Pasture														
03/12/2012	2 Loose Dogs		PR 100 #11							Given Citation	X	X					
03/12/2012	Stray Dog		Wilcoxson							Working With Dog							
03/12/2012	Sick Dog Complaint		515 Jackson							Unfounded							
03/13/2012	Stray Dog		Wilcoxson							Given to Farmersville Tires Barry							
03/13/2012	Stray Dogs		College							Unable to Locate							
03/15/2012	Animal Bite		216 N. Main							Dog CCAS						X	
03/15/2012	Return Harness		216 N. Main														
03/16/2012	Dead Cat		512 Jackson							Disposed of							

03/16/2012	Stray Dogs	908 N. Main	Unable to Locate						
03/19/2012	Stray Dog	Maple	CCAS					X	
03/19/2012	Loose Dogs	301 Maple	Given Citation						
03/21/2012	Stray Dog	Beech	Pound				X		
03/21/2012	Loose Dog	121 N. Hamilton	Returned to Owner	X					
03/22/2012	Stray Dogs	506 S. Main	Unable to Locate						
03/22/2012	Feed Dog	Pound							
03/23/2012	Pick Up Dog	Pound	CCAS					X	
03/28/2012	Feed Dog	Pound	Clean Cage						
03/28/2012	Stray Dog	CR 1077	Pound				X	X	
03/29/2012	Pick Up Dog	Pound	CCAS						
03/29/2012	Dead Armadillo	Hamilton	Disposed of						
03/29/2012	Kittens	201 Summit	Unable to Locate						
03/30/2012	Loose Dog	301 Houston	Unable to Locate						
03/30/2012	Stray Cat	210 Haughton	Pound				X		
03/30/2012	Pick Up Trap	108 Houston							
03/30/2012	Drop Off Trap	301 Locust							
03/31/2012	Stray Dog	Dropped at Station	Pound				X		



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – School Resource Officer Report

(II - E)

March
Officer: Huggins

TOTAL



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – Fire Department Report

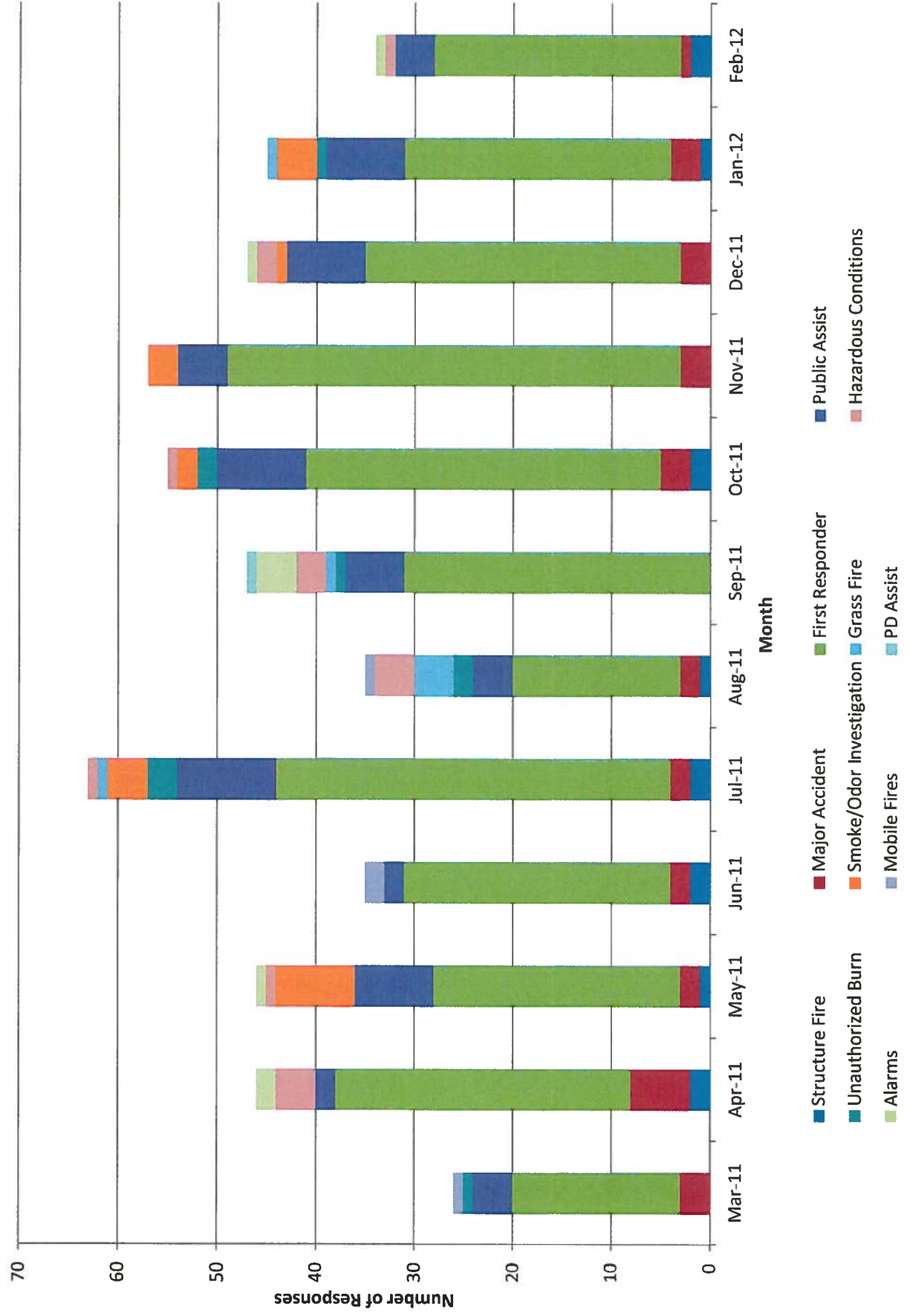
(II - F)

FARMERSVILLE FIRE DEPARTMENT
CITY COUNCIL REPORT
MARCH 2012

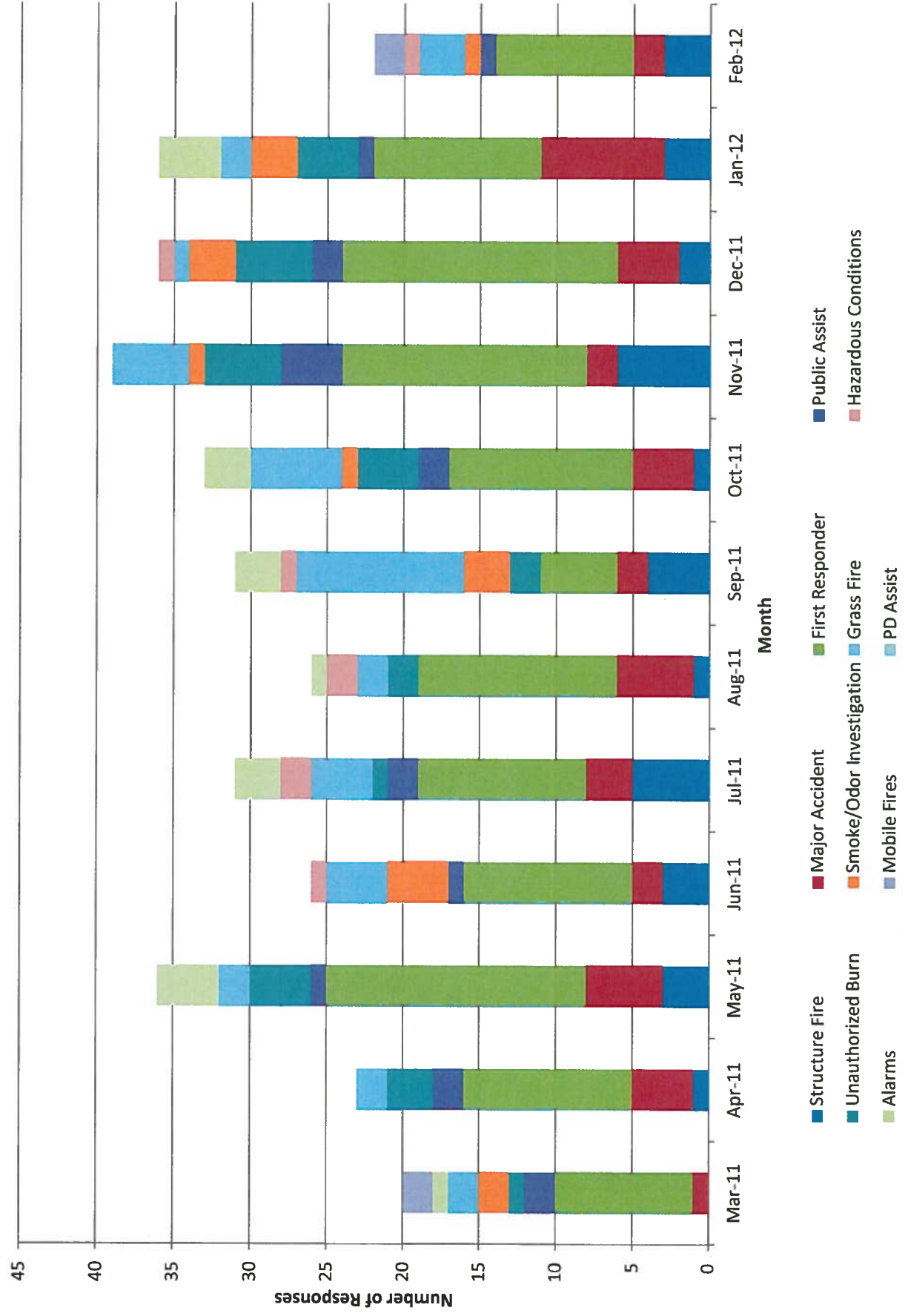
1. The fire department took on the police department our first Annual Guns & Hoses softball game. Families from both departments enjoyed participating, watching and enjoying some great food. The game was umpired by our honorable mayor and it was a great time for all.
2. The Collin County Fire Association Quarterly Meeting was held in Nevada. The Association announced that quarterly run reports would now be electronic and presented the program. Farmersville reported 51 county runs for this past quarter.
3. Preparations are underway for the Annual Fish Fry to be held May 19th at the high school. Tickets are \$10.00 for adult, \$5.00 for child and \$1.00 for raffle tickets. This year we will be raffling off two Visa gift cards valued at \$350.00 and \$200.00 as well as a quilt. We will be having a silent auction for items donated by local merchants.
4. Chief Morris met with the Farmersville Marketing Committee regarding our 4th July event. It is now call "Sparks of Freedom- Farmersville". They will be purchasing banners and posters. We feel this should really show off Southlake Park and the work 4B and City of Farmersville have done.

KIM R. MORRIS
Farmersville Fire Chief

Farmersville Fire Department City Responses



Farmersville Fire Department County Responses





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – Municipal Court Report

(II - G)

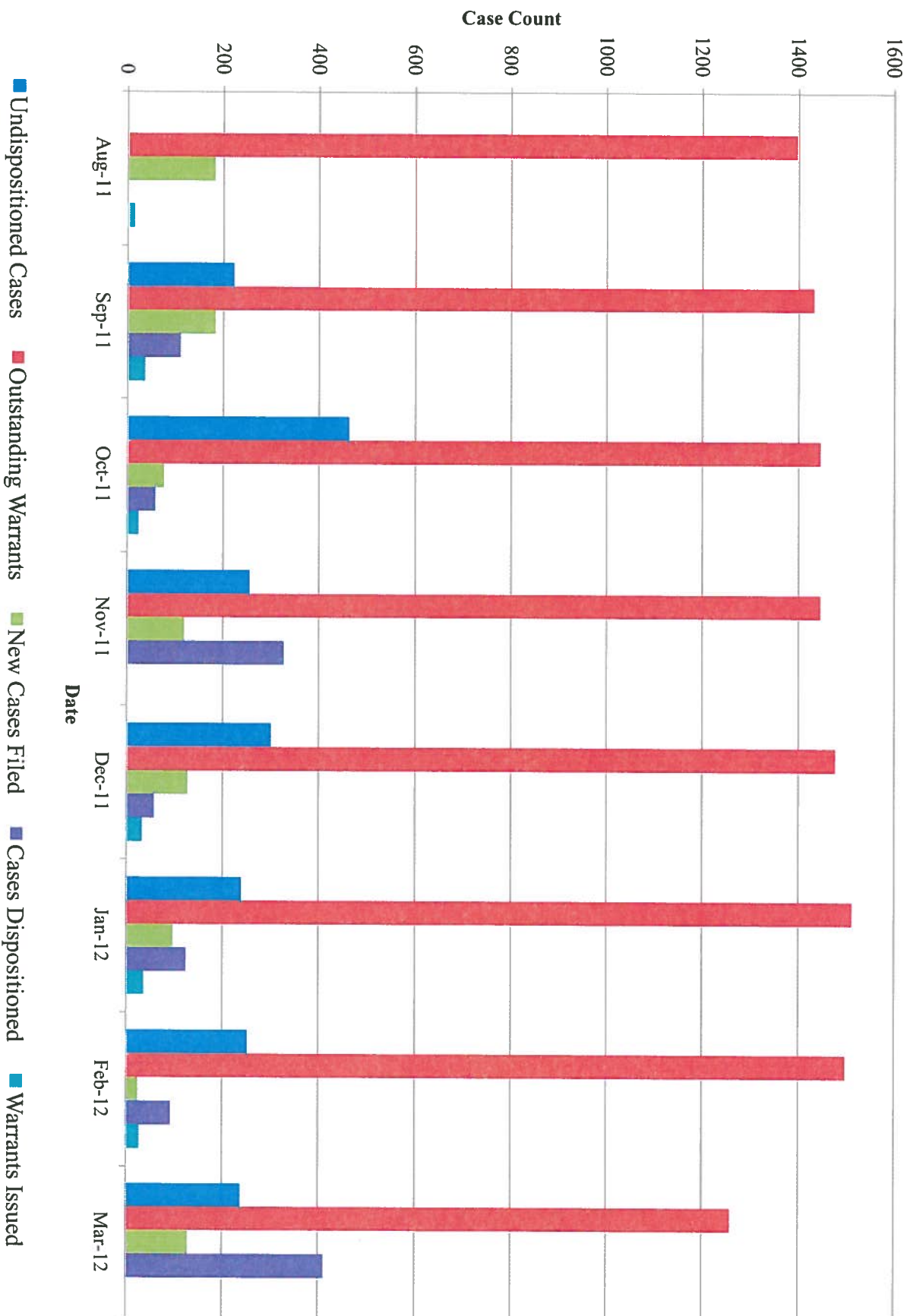
FARMERSVILLE MUNICIPAL COURT

MONTHLY REPORT

MARCH 2012

Cases Filed	128
Class C Complaints Received	0
Dispositions Prior to Trial	81
Pre-Trial Hearings Held	6
Non-Jury Trials Held	2
Jury Trials Held	0
Cases Dismissed	
After Driving Safety Course	12
After Deferred Disposition	11
After Proof of Financial Responsibility	13
Compliance Dismissal	7
Dismissed at Trial (By Prosecutor)	214
FTA's Issued	0
Warrants Issued	0
Total Outstanding Warrants	1258
Total Due from Outstanding Warrants	\$412,986.22
Warrants Cleared by Court	264
Warrants Sent to Collection Agency	0
Warrants Cleared by Collection Agency	0
Warrants Sent to Omnibase	0
Warrants Cleared by Omnibase	0
Number of Disposed Cases	411
Total Revenue	\$23,414.05
Total Kept by City	\$14,593.80
Total Remitted to State	\$8,820.25

Municipal Court Case and Warrant Rate





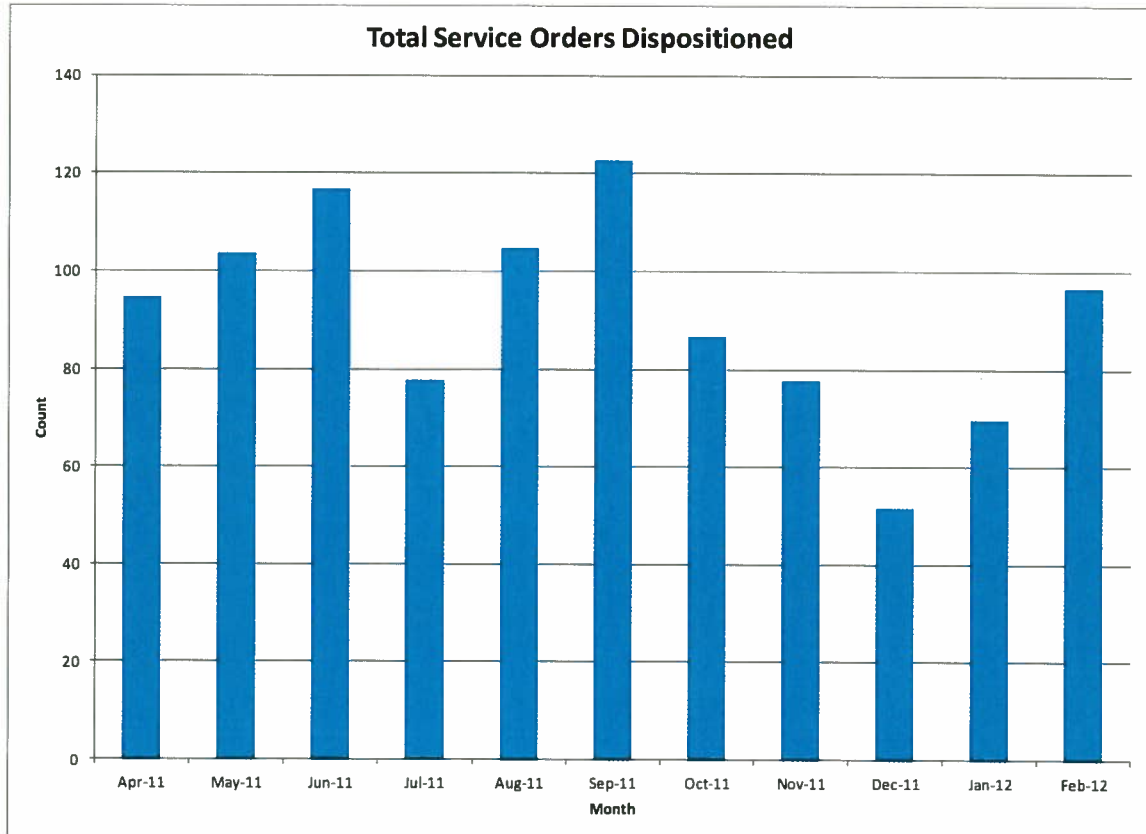
TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – Public Works and Customer Service Report

(II - H)



Public Works Monthly Report

Service Order Status



Service Order Group	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
Utility Billing	20	30	41	17	35	45	44	29	28	32	26
Street System	7	3	8	2	5	5	0	2	1	3	4
Water System	8	11	5	17	17	30	23	14	6	3	16
Waste Water System	11	5	6	2	2	4	1	1	1	8	8
Storm Water System	0	4	0	1	2	3	1	0	2	1	5
Property and Buildings	18	16	13	7	6	4	3	3	1	2	14
Electrical System	0	0	0	0	0	0	0	0	0	0	0
Refuse System	30	26	26	17	7	9	4	20	10	15	7
Projects	0	0	0	0	0	0	0	0	0	0	0
Vehicles	0	0	2	0	0	0	0	0	0	0	0
Public Works	0	3	3	0	1	5	0	0	0	1	0
Miscellaneous	1	6	13	15	30	18	11	9	3	5	17
Total	95	104	117	78	105	123	87	78	52	70	97

Note:

1. Number of outstanding service orders, 30 days or older (backlog): 4.
2. Number of elevated service orders: 6

Public Works General

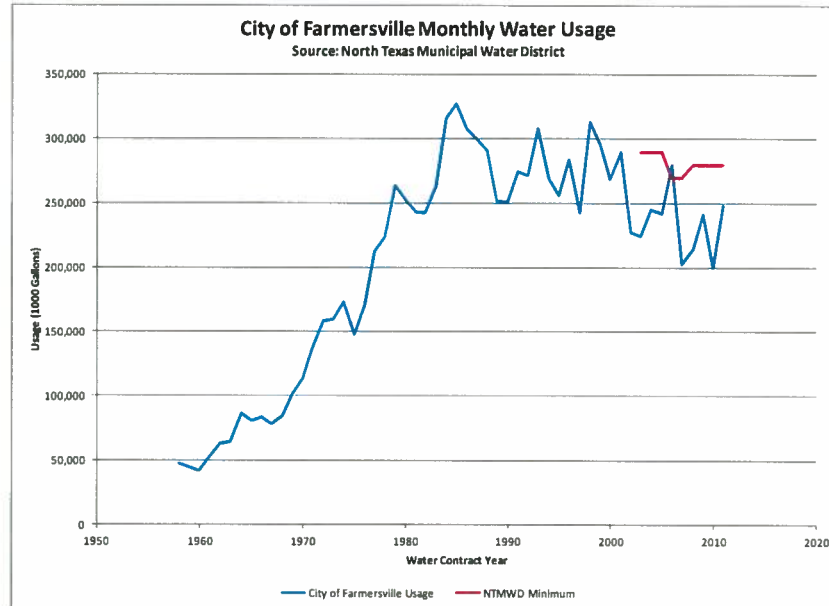
1. Two staff meetings conducted.
2. No increase in lost time accidents for the year.
 - a. Total Number for 2011-2012: 1
 - b. Total lost days for 2011-2012: 6
 - c. Accidents in Month: None
3. Attended the following community meetings:
 - a. Farmersville Economic Development Corporation (4A).
 - b. Farmersville Community Development Corporation (4B).
 - c. City Council Meeting qty 2.
 - d. Parks and Recreation Board.
 - e. Planning and Zoning.
 - f. Garden Club
 - g. Bond Committee, qty 2.

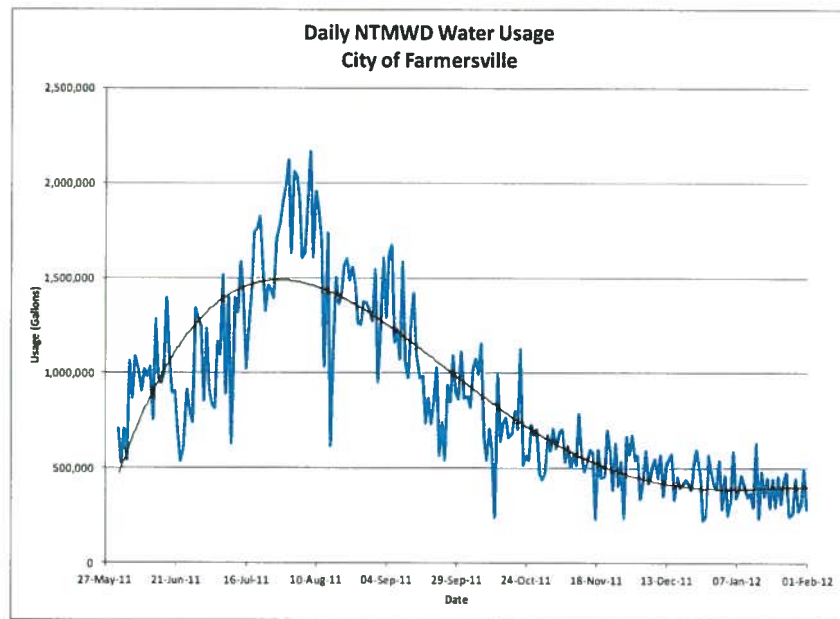
Street System

1. Project Backlog
 - a. Install missing street signs on McKinney Street.
 - b. Maintenance resurfacing.
 - i. Summit at Rike Street.
 - ii. West Santa Fe.
 - iii. Houston Street at Main.
 - iv. Rike at East Santa Fe.
 - c. Safe Routes to School.
 - d. Main Street sidewalks.
 - e. Sycamore Street pothole (Universal Patching Material, UPM)
 - f. Install remainder of school zone signs.
 - g. Parking lot stripes downtown.
 - h. Have TxDOT install new speed zone signs on Hwy 78 and US 380. (US 380 Complete)
 - i. Have TxDOT install signal sign on US 380 eastbound to help alert traffic that a signal is ahead.
2. Discussed GO Bond with the following civic groups:
 - a. Volunteer Fire Department
 - b. Garden Club
 - c. Park and Recreation Board
 - d. MLS Realtor Group
 - e. 4B
3. Installed new process to address burned out street lights in town especially dealing with black pole mounted lights downtown.

Water System

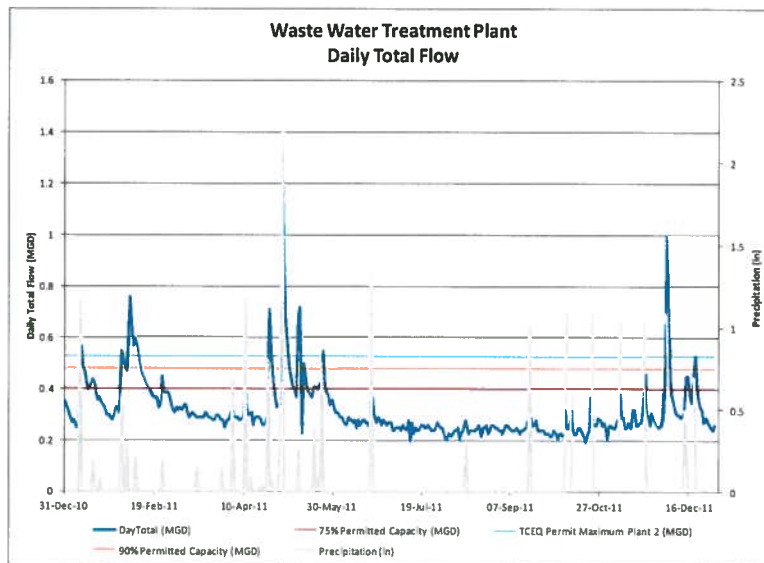
1. Project backlog
 - a. US 380 utility relocation. (95% complete)
 - b. Fire hydrant painting. (Underway)
 - c. Waterline extension for Caddo Park.
 - d. ISO level 3 certification.
 - e. Transfer NTMWD customers to CoF along Hwy 380.
2. Meter Report (1362):
 - a. Residential Meters (1137)
 - b. Commercial Meters (172)
 - c. Industrial Meters (31)
 - d. Public Meters (16)
 - e. Wholesale (6)
3. Consumption Report
 - a. Inflow (NTMWD), Calendar Year to Date: 25,548,000
 - b. Usage, Calendar Year to Date: 24,331,850 gallons
 - c. Usage, Month: 11,362,130 gallons
 - d. Usage, Average Daily Water Usage: 391,798 gallons
 - e. Calendar Year Water Loss Percentage (to date): 4.76%
4. US 380 Phase III water and sewer line relocation work under construction. (95% complete, March 2012 endpoint).
5. Stage 3 water restrictions in place. Need for Stage 4 water restrictions weakening.





Waste Water System

1. Project backlog:
 - a. SSOI sewer line project
 - i. Hwy 78 at CR 611. (complete)
 - ii. Hamilton Street at McKinney.
- 2.



Storm Water System

1. No new news.

Property and Buildings

1. Project backlog:
 - a. JW Spain

- i. Install signs that prohibit vehicles on the fields
 - ii. Secure entrances in such a way to exclude motorcycle traffic.
(Complete)
 - b. Chaparral Trail
 - i. Decomposed granite walkway project.
 - c. Old Country Club Building demolition.
 - i. Asbestos survey complete. \$13K to abate asbestos. \$TBDK to demo the rest of the facility.
 - d. Public Works maintenance barn updates.
 - i. Reconfigure and update indoor space
 - 1. Bathroom
 - 2. Locker space
 - 3. Shower
 - 4. Kitchenette/lunchroom
 - 5. Office space
 - ii. Shelving
 - iii. Lean-to covered area for parts
 - e. Splash Pad.
 - i. Water reclamation project.
 - ii. Sidewalk connector to the gazebo.
 - iii. Restroom facilities.
 - f. Police shooting range.
- 2. Completed high level design for the maintenance barn updates.
 - 3. Completed sidewalk repair at Southlake Park.

Electrical System

- 1. Project Backlog:
 - a. Understand the 5 year maintenance plan.
 - b. Investigate rate increases to make maintenance and capital (college) improvements. (Complete)
 - c. Investigate the costs involved for the City to take over the electrical system maintenance.
- 2. Developed high level approach for capital improvements. Surcharge approach is suggested.

Refuse System

- 1. No new news.

Inspections, Permits, Plats

- 1. O'Reilly's construction underway.
- 2. Installed new process so Paula (permits, plats) discusses day-to-day activity with Karen (code enforcement)

Vehicles

1. No new news.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – Library Report

(II - I)



Charles J. Rike Memorial Library

203 Orange Street - Farmersville, Texas

www.rikelibrary.com

972-782-6681

Monthly Report: March – 2012

Circulation:	1,840
Computer Users:	337
Visitors:	1,334
Inter-library Loan	
Books loaned to other libraries:	3
Books borrowed for our patrons:	11
Patrons Saved \$ *	\$30,160.50
New Patrons:	19
Volunteer Hours Donated:	22 hours 55 minutes

Other Items of Interest:

On Saturday, March 10th at 10:00 am we held a Children's Reading Club and 4 children and 2 adults attended.

Trisha Dowell attended a 3 day workshop "Small Library Management" in Denton on March 26 - 28, 2012. This workshop was provided by the Texas State Library and Archives Commission and is the first in a series of small library management training workshops.

* Patron Saved \$ Amount: This amount is how much our patrons save by borrowing books and videos from the Library versus buying them from a bookstore. It is a number that our automation system tracks when there is a price attached to a material.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: CONSENT AGENDA – City Manager's Report

(II - J)



City Manager Monthly Report

City Manager General

1. No new news.

Ordinances and Ordinance Changes

1. Backlog
 - a. New
 - i. Painting of fire hydrants
 - ii. Electrical customer infrastructure/impact fees
 - iii. Sidewalk standards (Complete)
 - iv. Street sign standards
 - v. First floor residency in downtown district
 - vi. Water Management Plan related ordinances
 - b. Change
 - i. Credit card processing fees for credit card payments.
 - ii. Standard design details for: water, wastewater, etc.
 - iii. Fee schedule update for permit and plat retainers.
 - iv. Fee schedule for Civic Center rental
 - v. Master Fee schedule update for sand, rock, and gravel. (Complete)
 - vi. Firework ordinance allowing 4th of July City led event
2. Water Management Plan related ordinances sent to NTMWD for review.

Contracts

1. Backlog
 - a. Inter-local agreements
 - i. Historical Society, utilities (Compete)
 - ii. Scout Hall, utilities (Complete)
2. Water wholesale contracts under review by water wholesale entities.
3. City Manager Contract created. Awaiting approval.

Planning

1. Continued to support the creation of a new Comprehensive Plan.

Policy Changes

1. Backlog
 - a. Financial policies.
 - b. Personnel policy updates.
 - c. Credit Card (P-Card) policy (complete)
 - d. Police Department policy resolution

Personnel Related Matters

1. One opening in Public Works. Have candidate picked out.
2. New firefighter, James Brown.

Customer Service Window

1. No new news.

Budget/Finance

1. Possible changes:
 - a. ISO consulting services for ISO evaluation and possible shift to ISO level three. Approx. \$17K additional. Complete.
 - b. New truck for public works. Complete
2. Instituting CapitalOne credit card system for everyday purchasing. Just waiting on cards.

Information Technology

1. Fixed phone line problem for wastewater treatment plant.

Special Events

1. No new news.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATION ITEM - Update regarding status of grants applied for and/or received by the City including bonds

(III - A)

Special Projects/Grants

Description	Total Project Estimate	City's Share	Estimated Construction Begin Date	Estimated Construction Completion Date	Comments and Status
Safe Routes to School Grant Funded by TxDOT	\$674,000	\$5,000 CoF Funded	Jan-13	Aug-13	Design work underway. Coordination work with TxDOT complete. In-process Detailed Design Review next step. TxDOT project funds will become available in Oct 2012.
Main Street Grant Texas Capital Fund	\$150,000	\$15,000 Cash CoF Funded	Apr-12	Aug-12	Pre-construction meeting complete. Projected start date 9 April 2012.
Chaparral Trail Grant Texas Parks & Wildlife		\$50,000 4B Funded (In-Kind, City Labor/Equipment possible)	May-12	Jul-14	Design documents ready for final review and bid. Decomposed granite bid ready for award. Working on installation bid package.
US 380 Utility Relocation Phase III – Certificate of Obligation	\$500,000		Jul-11	Apr-12	Under construction. More than 98% complete. Awaiting completion of interconnects and punch list.
Farmersville Parkway Phase III Collin County Bond	\$3,800,000	\$1,900,000	On-Hold	On-Hold	Design complete, some ROW acquired, On hold waiting matching funds, 50%.
Floyd Street Extension Collin County Bond	\$200,000	\$100,000	On-Hold	On-Hold	We have received and spent funding for design and some Right-of-Way only. On hold awaiting matching funding, 50%



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – FEDC (4A) Financial Report

(III - B)

Farmersville Economic Development Corp 4A
March 2012

Statement Balance 3-1-2012	\$16,381.85
Deposits:	
Sales Tax:	\$12,009.73
Sales Tax:	\$-
Cking Int .10%	\$0.82
CD Interest	\$119.18
Transfer to Texpool	
Transfer from Texpool	
Checks 1042,1043 n 1045	<u>\$(13,007.37)</u>
Statement balance 3-31-2012	\$15,504.21

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 03-31-2012	<u>\$15,504.21</u>
---------------------------	---------------------------

SUMMARY OF ACTIVITY IN TEXPOOL INVESTMENT ACCOUNTS ECONOMIC DEVELOPMENT

4/4/2012

	4A INVESTMENT ACCT	4A Certificate of Deposit
Beginning Market Value for reporting period	\$395,871.37	
Changes in Market Value:		
Deposits		
Withdrawals		
Interest Earned	\$38.67	
Ending Market Value for Period	<u>\$395,910.04</u>	<u>\$250,000.00</u>

Weighted average maturity = 48 days

The Public Funds Investment Act (Sec.2255.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin will complete to satisfy that requirements.

- 06-2010 NCTCOG - Public Funds Investment Act Part 1 6 hrs.
- 06-2010 NCTCOG - Public Funds Investment Act Part 11 6 hrs.

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.


Daphne Hamlin, City Investment Officer

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2012

	FY 2012 Budget	October	November	December	January	February	March	April	May
Beginning Bank Balance		\$39,956.89	\$53,157.44	\$17,516.02	\$13,217.72	\$15,080.59	\$16,381.85		
Deposits									
Sales Tax Collections	\$125,000.00	\$13,092.88	\$14,209.49	\$10,531.49	\$13,829.65	\$13,757.73	\$12,009.73		
Interest Income cking	\$2,200.00	\$2.91	\$2.19	\$1.96	\$0.37	\$0.50	\$0.82		
Misc (accis rec)(JD Russell loan)									
Transfer from Texpool to First Bank				\$20,000.00					
Transfer funds to CD									
Transfer to Texpool									
CD Interest Earned		\$184.93	\$228.09	\$123.39	\$127.40	\$127.40	\$119.18		
Total Revenue	\$127,200.00	\$53,237.61	\$17,597.21	\$48,172.86	\$27,175.14	\$28,966.22	\$28,511.58	\$-	\$-
Expenses:									
Administration	\$5,000.00								
Profession Fee(PR Specialist)	\$2,000.00								
Meeting Expenses	\$1,000.00	\$80.17	\$81.19	\$140.12	\$75.00	\$84.37	\$84.37		
Dues/School/Travel	\$500.00								
Office Supplies	\$200.00								
Marketing/Promotion Expenses									
Marketing/Promotion Expenses/Advertising	\$15,000.00								
NCCLP	\$500.00								
Collin College Sponsorship	\$7,500.00						\$7,500.00		
Legal Service	\$2,500.00								
Farmersville Chamber							\$1,000.00		
Farmersville Rotary							\$500.00		
Total Expenditures	\$34,200.00	\$80.17	\$81.19	\$140.12	\$75.00	\$84.37	\$9,084.37	\$-	\$-
Directive Business Incentives									
Highway 380/STATE Highway 78	\$50,000.00								
Collin College Project(sewer/street/electric)	\$100,000.00								
NTMWD Regional WW Treatment	\$150,000.00								
Planning	\$100,000.00			\$27,000.00					
TIRZ Planning Analysis	\$25,000.00			\$7,815.02	\$12,019.55				
Facade Grant Program	\$50,000.00					\$12,500.00	\$11,923.00		
Total Development Cost	\$475,000.00			\$34,815.02	\$12,019.55	\$12,500.00	\$11,923.00	\$-	
Total Expenditures	\$509,200.00	\$80.17	\$81.19	\$34,955.14	\$12,094.55	\$12,584.37	\$21,007.37		
Revenue vs Expenditures	(\$382,000)								
From Reserves	\$382,000.00								
Balance Budget	\$-								
Total Expenditures		\$80.17	\$81.19	\$34,955.14	\$12,094.55	\$12,584.37	\$21,007.37	\$-	\$-
Ending Bank Balance		\$53,157.44	\$17,516.02	\$13,217.72	\$15,080.59	\$16,381.85	\$7,504.21		
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00		
Texpool Balance		\$365,755.31	\$415,787.82	\$395,813.58	\$395,842.99	\$395,871.37	\$395,910.04		
Interest Earned		\$26.08	\$32.51	\$25.76	\$29.41	\$28.38	\$38.67		
Total Available Funds		\$668,912.75	\$683,303.84	\$659,031.30	\$660,923.58	\$662,253.22	\$653,414.25		

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2012

June	July	August	September	YTD
				\$77,430.97
				\$8.75
				\$-
				\$20,000.00
				\$-
				\$(50,000.00)
				\$910.39
\$0.00	\$-	\$-	\$-	\$48,350.11
				\$-
				\$-
				\$465.05
				\$-
				\$-
				\$-
				\$-
				\$-
				\$7,500.00
				\$-
				\$1,000.00
				\$500.00
\$-	\$-	\$-	\$-	\$9,465.05
				\$-
				\$-
				\$-
				\$-
				\$27,000.00
				\$19,834.57
				\$24,423.00
\$-	\$-	\$-	\$-	\$71,257.57
				\$80,722.62
\$-	\$-	\$-	\$-	\$80,722.62
				\$(32,372.51)
				\$180.81
				\$-



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – FCDC (4B) Financial Report

(III - C)

Farmersville Community Development
Corporation 4B
Financial Report

March 2012

Prepared by: Daphne Hamlin

Farmersville Community Development Corporation
Cumulative Income Statement
For the Fiscal Year Ended, September 30, 2012

04/05/2012

FY2012		Budget	October	November	December	January	February	March	April
Particulars									
Revenue:									
Sales Tax Collections		\$125,000	\$13,093	\$14,209	\$10,531	\$13,830	\$13,758	\$12,010	
Interest Income		200	3	2	2	2	2	3	
Reimbursement for Marketing									
Adjusting Entry									
Reimbursement for Main Street Mgr.									
Transfer from TEXPOOL for cash in bank									
Total Revenue		\$195,050	\$13,095	\$14,211	\$10,533	\$13,832	\$13,760	\$12,013	\$-
Expenses:									
Main Street:									
Salary		\$43,721	\$2,638	\$2,638	\$3,958	\$2,642	\$2,642	\$2,642	
Taxes		3,629	177	177	265	177	177	177	
Supplies & advertising cost		12,650	1,511	1,004	577	413	1,049	675	
Total Main Street		\$60,000	\$4,326	\$3,819	\$4,800	\$3,232	\$3,868	\$3,494	\$-
Miscellaneous		2,000						380	
Maintain Downtown Irrigation System		250	50						
Branding Marketing Commitment		12,000	1,333	1,418	1,889	1,554	875	1,575	
Reimburse city for accounting		500							
Electric Project South Lake Park		4,000	304			1,110	2,319		
Chaparral Trail Improvements		50,000							
FCDC 4B Training		2,000							
Collin College Scholarship sponsorship		3,500							
Support Parks & Recreation Plan		6,000							
Chamber of Commerce		1,500				1,500			
May Taxes		800						902	
Bain Honaker House Restoration		3,500							
Downtown Museum seed money		5,000	1,000						
Visitor's Center awning replacement		1,000	750						
Wildflower Planting		1,500	1,480						
Christmas Activities		1,000			1,212				
Splashpad water reclamation Project		-							
Splashpad Restrooms		9,000							
Historical Marker for Post Office Bldg		1,500							
Property Purchase		30,000				105	3,230	270	
Total Expenses		\$195,050	\$4,918	\$5,237	\$7,900	\$7,501	\$10,292	\$6,622	\$-
Excess Revenue Over Expenses									

Farmersville Community Development Corporation
Cumulative Income Statement
For the Fiscal Year Ended, September 30, 2012

04/05/2012

May	June	July	August	September	Actual YTD	%
					\$77,431	61.94%
					13	6.65%
					-	
\$-	\$0	\$-	\$-	\$0.00	\$77,444	39.70%
					\$17,160	39.25%
					1,150	31.68%
					5,230	41.34%
\$-		\$-	\$-	\$-	\$23,539	39.23%
					\$380	18.99%
					\$50	20.00%
					8,644	72.04%
						0.00%
					3,733	93.33%
						0.00%
						0.00%
						0.00%
						0.00%
					1,500	100.00%
					902	112.81%
						0.00%
					1,000	20.00%
					750	75.00%
					1,480	98.67%
					1,212	121.18%
						0.00%
						0.00%
					-	12.02%
					3,605	23.99%
\$-	\$-	\$-	\$-	\$-	\$46,796	



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – Planning & Zoning Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

(III - D)

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
March 19, 2012

The Farmersville Planning and Zoning Commission met in regular session on March 19, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, John Politz, Craig Overstreet, Betty Sargent, Lee Warren, Tom Waitschies. Doug Dann was absent. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

City Secretary Edie Sims called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM DECEMBER 12, 2011 AND JANUARY 17, 2012

Craig Overstreet motioned to approve the minutes as presented from February 21, 2012 with Betty Sargent seconding the motion. Motion carried unanimously.

PUBLIC HEARING – CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 77-91 TO ALLOW RESIDENTIAL LIVING QUARTERS ON THE FIRST FLOOR OF THE CENTRAL AREA DISTRICT BY ORDINANCE # O-2012-0410-001

Chairman Waitschies opened the Public Hearing at 6:38pm and asked for those to speak for the amendment to allow living quarters on the first floor of the Central Area District. No one spoke for the amendment. Chairman Waitschies then asked for those opposing the amendment presented. No one came to speak against the amendment. Chairman Waitschies closed the Public Hearing at 6:38 p.m.

Lee Warren questioned that the previous discussions lead to a percentage of square footage to be allowed for living quarters with his question being confirmed. Mr. Warren continued the conversation to identify if 60/40 percentage is a fair percentage for other businesses in the Central Area. John Politz interjected that at 35/65 percentage may be considered.

Lee Warren then changed the discussion to restrooms and exits. Mr. Warren questioned if a building should have one restroom for the business and one restroom for the residence. Mr. Warren also contended that both restrooms would need to be ADA compliant and accessible. Mr. Warren also expressed concerns of deliveries for the business which may be a pathway through the residential portion of the building. City Manager Ben White indicated that the inspections would follow the commercial standards and requirements. The residential, even though a second use, would be secondary to the commercial use which would be primary. Mr. Warren expressed concern of commercial access to the rear of the building. John Politz considered limiting the owner of the business to be the only tenant, basically stating the owner must be the occupant. Mr. White questioned how this would be enforced. The discussion then turned to separating utilities for the business versus residential. The Commission was informed that separate utilities would be installed per each use.

Mark Moss, of Diversified Realty, expressed concerns of this topic as his aunt and uncle own a building downtown. Mr. Moss stated we have a dead square and he asked the Commission not to inflict harsh restrictions which does not allow the square to be vibrant. Mr. Moss encouraged the Commission to accommodate without eliminating retail space. Mr. Moss expressed concern not to eliminate retail square footage and allow others to utilize the spaces

available. Perhaps creating a corridor could eliminate issues of separating restrooms. Lee Warren stated he is also considering other buildings, not just Jack Alexander's building which opened this topic. Bill Nerwich encouraged the restroom space should be between occupant and commercial space should be the owner's issue and not for the City to monitor. City Manager Ben White stated as long as the building, including residential, meets the Fire Code, the City should not get involved.

Bill Nerwich stated that a change needs to be made to the ordinance regarding facing the square. Some store fronts are along Main Street which all businesses do not face the square. In keeping with the public's requirement not to have the square as residential, Mr. Nerwich requested the change to reflect the business area to be at the front of the building with residential being at the farthest portion of the building away from the building's store front.

Brian Williams, owner of Red Door Antiques, came before the Commission to express concerns of making ADA requirements for the interior of the building when the main entrance may or may not be ADA compliant. After a lengthy argument between Mr. Williams and Lee Warren, ADA inspection requirements would be investigated to ensure that all requirements are met by either Bureau Veritas, the City's current inspection provider, or by a State inspector. Mr. Williams also expressed concerns that the Commission was implementing too stringent rules that would not allow a business owner the opportunity to utilize his building.

John Politz motioned to approve the Ordinance # O-2012-0410-001 with amendments to the percentage allowed for residential to be 60% Commercial/40% Residential. Craig Overstreet seconded the motion. Motion carried 4 to 1 with Lee Warren voting against. Bill Nerwich motioned to delete the owner occupant phrase with John Politz seconding the motion. Motion carried unanimously. Craig Overstreet motioned to amend the ordinance to reflect the residential area to be at the rear of the building farthest away from the building's store front with John Politz seconded the motion. Motion carried unanimously.

Bill Nerwich motioned to pass the ordinance with the amendments discussed. Craig Overstreet seconded the motion. Motion carried 4 to 1 with Lee Warren voting against.

PUBLIC HEARING – CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO CHAPTER 77, "ZONING," OF THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, BY AMENDING SECTION 77-1, "DEFINITIONS," SECTION 77-94, "ACCESSORY AND INCIDENTAL USES," AND SECTION 77-100, "RETAIL AND RELATED SERVICE USES," RELATIVE TO DRIVE-IN AND DRIVE-THROUGH RETAIL AND COMMERCIAL FACILITIES AS ACCESSORY USES AND/OR PRIMARY USES ALLOWED BY RIGHT IN CERTAIN ZONING DISTRICTS

Chairman Waitschies opened the Public Hearing at 7:31pm and asked for those to speak for the zoning ordinance changes to allow drive-ins and drive-through uses. Kevin Meguire came before the Commission to express his request for the Commission to approve the zoning ordinance changes. Mr. Meguire referred to a Concept Plan for Blondie's Beer and Wine which was approved by the Planning and Zoning Commission and was later found that the drive-through style of business did not conform with the zoning ordinance thereby making their business illegal before being allowed to move forward. This project was placed on hold. Mr. Meguire had specific concerns regarding clarity, regards to an escape lane and stacking space of 20. Mr. Meguire asked the Commission to be careful and diligent in going forward in this process. Chairman Waitschies asked for anyone opposing the zoning amendment to step forward. No one spoke opposing. Chairman Waitschies closed the Public Hearing at 7:38pm.

City Attorney Alan Lathrom indicated that the zoning amendment ordinance does not require a Specific Use Permit. The ordinance presented allows for retail uses as accessory and stand along primary uses as identified in a zoning district with a "P" designation. Mr. Lathrom

indicated that he accessed other cities ordinances regarding stacking and used them as a guide since stacking on major highways and other roadways was the concern.

The Commission discussed escape lanes and the relationship to a fire lane. Typically a fire lane has enough room to travel around to exit the drive thru. Other questions arose regarding where first service begins. For Blondie's Beer & Wine, it would be at the entrance of the drive-through building. Mr. Meguire indicated that an additional fire lane has a cost factor of over \$60,000. City Attorney Alan Lathrom stated that there are instances where a fire lane could equal an escape lane and thereby not requiring an escape lane. John Politz stated he likes the stacking spaces to remain at 3. Commission discussed the stacking lanes and all concurred that 3 was sufficient. Alan Lathrom questioned if the Commission would like to keep the statement under Section 3 (g) and Section 4 (g) regarding Child-care and day schools for the stacking space to remain one space per twenty students on a circular drive. This particular statement would help alleviate issues in the future for child-care locations.

Lee Warren motioned to approve the ordinance by deleting escape lanes throughout the ordinance and changing all stacking requirements to 3 with the exception of the child-care. John Politz seconded the motion. Motion carried unanimously.

WORKSHOP TO DISCUSS AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING CHAPTER 62, ENTITLED, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," AND CHAPTER 65 ENTITLED "SUBDIVISIONS" TO AMEND THE SIDEWALK REQUIREMENTS BY ORDINANCE # O-2012-0508-001

City Manager Ben White informed the Commission that the sidewalk ordinance was not completed in time for the Public Hearing requirement and that there are a lot of tentacles that affected other ordinances. John Politz asked for examples of each style of street per the Exhibits presented. Currently the City does not have any streets that are identical to Exhibit A. Exhibit B could be compared to Farmersville Parkway. Exhibits C, D and E are collector streets such as Main Street which feed to smaller residential streets. Mr. White indicated that the Public Hearings will be prepared and ready for Commission action at the next P&Z meeting.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

Lee Warren requested to discuss egress for dual types of occupancy to separate them for the first and second floor.

ADJOURNMENT

Craig Overstreet motioned to adjourn with Bill Nerwich seconding the motion. P&Z Commission adjourned at 7:19 p.m.

ATTEST:

Tom Waitschies, Chairman

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – FCDC (4B) Meeting Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/community_development/index.jsp

(III - E)

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION
MINUTES February 23, 2012

The Farmersville Community Development Corporation met on February 23, 2012 at the Best Community Conference Center with the following board members present: Jim Dawkins, Bill Daniel, Diane Piwko, Del Sergeant, Charlie Whitaker, and David Reynolds.

RECOGNITION OF CITIZENS/VISITORS

Chairman Dawkins welcomed Main Street Manager Adah Leah Wolf, Public Works Director Ben White, Fire Chief Kim Morris, Charles and Marty Shelton, John Nerwich, Joe Nerwich, Randy Prikryl and Rudolph Prikryl.

CALL TO ORDER

Chairman Dawkins convened the meeting at 5:50 p.m. and announced that a quorum was present after roll call by Adah Leah Wolf.

PUBLIC HEARING

Chairman Dawkins opened the public hearing at 5:55 PM, for the purpose to consider, discuss, and act upon purchase of property, approximately 21 acres located at intersection of Merit Road and Chaparral Trail. The property will be used to alleviate parking for the Spain Complex and for the Chaparral Trail. There are no immediate plans for concrete or paving the area.

Speaking Against the action: Joe Nerwich indicated a problem with the trash after games at the Spain Complex. The lights are very bright, and are often on until late in the evening. The sound system is loud and can be heard from his home. Marty Shelton indicated that the Spain complex lights are a nuisance and they can hear the announcements from their home.

Speaking For the action: Interim City Manager Ben White explained that the land will add to the capability of the athletic complex and Chaparral Trail, and will provide immediate overflow parking. David Reynolds emphasized the safety factor of creating more parking spaces.

Chairman Dawkins recommended that the existing offensive visual and audio nuisances emanating from the current land use need to be addressed by City Council. Chairman Dawkins thanked the visitors for coming and invited them to stay for the rest of the board meeting. Dawkins closed the public hearing at 6:06 PM.

CONSIDER FOR APPROVAL JANUARY 23, 2012 MEETING MINUTES

On a motion by Diane Piwko, and a second by Del Sergeant, the Board approved the meeting minutes of January 23, 2012 as written.

CONSIDER FOR APPROVAL JANUARY FINANCIAL STATEMENTS AND EXPENSES

Bill Daniel made a motion to approve financials, second by David Reynolds, and passed unanimously.

FOURTH OF JULY FIREWORKS

Fire Chief Kim Morris presented his plans for organizing a fireworks show for the community on July 4, at Southlake Park. He has some enthusiastic volunteers and a pyrotechnic manager in place. This event would help keep people in town for the day and would give groups opportunities to sell foods and have booths. He sees the event starting small and possibly building over time. Morris will return to the board next month and request \$2,000 in funding for the event.

MAIN STREET MANAGER UPDATE

Main Street Manager Adah Leah Wolf provided a written monthly report for January 2012, and highlighted the following: She attended the annual Main Street Manager winter training Feb 8-10 in Harlingen. She sees a trend in that cities are planning smaller, more frequent events downtown rather than the large annual special events. The city has hired Patience McGee as a customer service staff. The museum committee has received architectural design assistance from the Texas Main Street staff, for using the Onion Shed II as a museum building. Main Street architect Howard Langner will be in town on March 28 to provide onsite consultations with building owners. Main Street has applied for a summer "Rural Community" intern through the Texas Dept. of Agriculture. Main Street applied for free assistance from Texas Tech, which will provide a student to review the city's web presence, with suggestions for improving its online information. Ginger McNeill and Robyn Menard are leasing space at Sugar Hill for "The French Bunny" retail sales. Jan Mitchell is working on opening "Cowgirl Country" at 120 McKinney, and Tammy Fording is working on opening "Ellee's Eatery and Antiques at 106 McKinney Street. The next Farmers & Fleas Market dates are March 3 and April 7. April 7 will be a busy day, with the Art Garden's annual art show at the Civic Center, the Rotary Blood Drive, and the Southwest Arlington Geocache club coming to clean up Chaparral Trail.

UPDATE FROM BEN WHITE, INTERIM CITY MANAGER

*LED Lights have been installed at the restrooms and gazebo at Southlake Park. Additional vandal proof protection will be added to the lights.

* Chaparral Trail: city is preparing to go out for bids for the decomposed granite which will cover the trail.

*Downtown sidewalk improvements: several areas of downtown sidewalks will receive ADA compliant improvements; the contract has been let. There may be money left over to fund some lighting improvements.

*Some Zoya grass has been planted on the hill in City Park near the Onion Shed. It is shade tolerant.

*Trees have been trimmed near the Hurst Funeral Home and near First Baptist Church.

*Wildflower seed had been planted previously near the Chaparral Trail interfaces with streets, and various locations in City Park and on the Parkway; we are waiting for its emergence.

WRAP-UP AND DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

Agenda items for next board meeting: discussion of upcoming bond election-Charlie Whitaker; request to fund 4th of July Fireworks-Fire Chief Kim Morris.

ADJOURN

On a motion to adjourn by Del Sergeant, seconded by Bill Daniel, the Board adjourned the meeting at 6:38 PM.

Jim Dawkins, Chairman

Loydell Seward, Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – FEDC (4A) Meeting Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/economic_development/index.jsp

(III - F)

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

February 15th, 2012

The Farmersville EDC met in regular session on February 15th, 2012, at 12:00 p.m. at the City Hall Council Chamber with the following members present: Eddy Daniel, Bob Collins, Chris Lair and Robbie Tedford. Staff members present were Interim City Manager Ben White, and Finance Director Daphne Hamlin.

CALL TO ORDER

Eddy Daniel convened the meeting at 12:04 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

RECEIVE REPORT ON STATUS OF U.S HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE. REPORT PRESENTED BY BARRY HEARD AND BRANDON SPARKMAN, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)

Brandon Sparkman and Barry Heard with TXDOT could not be present.

Ben White updated the board on the status of the Highway 380 project. Ben stated the Advanced Fixtures driveway is now accessible. Progress is still on schedule.

UPDATE REGARDING FEASIBILITY STUDY ON TAX INCREMENT FINANCING (TIRZ) PRESENTED BY CRAIG FARMER FROM FREESE & NICHOLS.

Craig Farmer with Freese & Nichols could not be present. Eddy updated the board on the progress. Eddy stated he would be attending a County Commissioner's Court meeting on February 20th, 2012 at Collin County Administration Building. This is the last step for approval of the TIRZ. It is recommended that the FEDC continue to be active participant on the TIRZ Board. It was recommended that FEDC board members Robbie Tedford and Stefanie Hurst serve as TIRZ board members. The FEDC also recommended that Mayor Joe Helmberger serve on the TIRZ board. City Council Appointment of TIRZ Board members is scheduled for the next scheduled City Council meeting.

CONSIDERATION AND POSSIBLE ACTION REGRADING FAÇADE GRANT APPLICATIONS AND GRANT TIMELINES.

The FEDC Board reviewed the current façade grant application and guidelines.. Several recommendations were offered by the board for improvement. Eddy will send a letter to already awarded façade grants participants requesting a completion time-line. Eddy is going to revise façade grant policy and guidelines per the discussions by the board. On a motion by Robbie Tedford and a second by Bob Collins, the Board approved making changes to the façade grant policy guidelines. Motion carried unanimously

CONSIDERATION AND POSSIBLE ACTION REGARDING COMPREHENSIVE PLAN.

Eddy briefly updated the board regarding the status of the Comprehensive Plan. The Comprehensive Plan Contract will be considered by the City Council at the next scheduled meeting for approval. The Comprehensive Plan is not to exceed the amount of \$80,000. A

budget amendment will be needed to cover the expenses. On a motion by Robbie Tedford and a second by Bob Collins, the Board approved the reimbursement of the City the cost of the Comprehensive Plant for a not-to-exceed amount of \$80,000. Motion carried unanimously.

DISCUSS AND APPOINT ECONOMIC DEVELOPMENT MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND THE COMMISSIONER'S COURT

The Board's schedule of the meetings for members to volunteer as follows:

NTMWD – Stefanie Hurst

Collin College – Bob Collins presented an update regarding the Collin College meeting.

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis.

ITEMS FOR PAYMENT APPROVED

On a motion by Robbie Tedford and second by Chris Lair, the Board approved the invoices as listed for payment. Motion carried unanimously.

FINANCIAL STATEMENTS FOR JANUARY 2012

On a motion by Bob Collins and a second by Chris Lair, the Board approved the financials for January 2012. Motion carried unanimously.

MEETING MINUTES OF JANUARY 18TH, 2012

On a motion by Robbie Tedford and a second by Chris Lair, the Board approved the meeting minutes of the January 18th, 2012 meeting. Motion carried unanimously.


DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Façade Grant Guidelines

Collin College

ADJOURNMENT

On a motion by Robbie Tedford and a second by Bob Collins, the Board adjourned at 1:00 p.m.



Eddy Daniel, President

ATTEST:



Stefanie Hurst, Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – Parks Board Minutes

(Parks Board did not have a quorum for the March meeting)

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/parks_and_recreation_board_meetings.jsp

(III - G)



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – Main Street Board Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/main_street_board/index.jsp

(III - H)

Farmersville Main Street Board
Meeting Minutes February 21, 2012
5:00 p.m., Best Center

The meeting was brought to order at 5:00 p.m. Present were Main Street Manager, Adah Leah Wolf, and board members Jim Dawkins, Matthew Busby, Bryan Williams, and Randal Shinn.

Visitors: Donna Williams

Minutes from January 17, 2012: Randal Shinn made a motion that the January 17, 2012 minutes be accepted as printed; Matthew Busby seconded the motion. The motion passed.

Consider for approval January 2012 Financial Statements: Matthew Busby made a motion to approve the January 2012 financial statements as printed; Randal Shinn seconded the motion, which passed.

Security System for Downtown: After discussion by the board, Matthew Busby made the motion: the Main Street board disapproves the security system for downtown. Motion seconded by Bryan Williams, and passed unanimously.

Main Street Manager Report: Adah Leah Wolf reported that she attended the annual Main Street Manager training Feb 8-10 in Harlingen. She sees a trend in that cities are planning smaller, more frequent events downtown rather than the large annual special events. The city has hired Patience McGee as a customer service staff. The museum committee has received architectural design assistance from the Texas Main Street staff, for using the Onion Shed II as a museum building. Main Street architect Howard Langner will be in town on March 28 to provide onsite consultations with building owners. Main Street board training will be held in Greenville on March 15. Main Street has applied for a summer "Rural Community" intern through the Texas Dept. of Agriculture. The public safety building has had extensive water damage. Main Street applied for free assistance from Texas Tech, which will provide a student to review the city's web presence, with suggestions for improving its online information. Ginger McNeill and Robyn Menard are leasing space at Sugar Hill for "The French Bunny" retail sales. Jan Mitchell is working on opening "Cowgirl Country" at 120 McKinney, and Tammy Fording is working on opening "Ellee's Eatery and Antiques at 106 McKinney Street. The fire department is planning a 4th of July fireworks event at Southlake Park this year. The next Farmers & Fleas Market dates are March 3 and April 7. April 7 will be a busy day, with the Art Garden's annual art show at the Civic Center, the Rotary Blood Drive, and the Southwest Arlington Geocache club coming to clean up Chaparral Trail.

Adjournment: With no further business to discuss, motion to adjourn was made by Matthew Busby and seconded by Randal Shinn. Meeting adjourned at 5:45 pm.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – Main Street Report

Main Street Report was not available for the Council Packet

(III - I)

Main Street Monthly Report
March 2012
Reported by Adah Leah Wolf, Manager



ORGANIZATION:

12	4B Board meeting: preparation of agenda, handouts and associated meeting materials
15	City Manager Ben White, Randal Shinn and Manager attend Main Street training in Greenville
19	Museum Planning Committee meeting. Review of Main Street architect's design suggestions.
20	Spoke with Kim Yancey in Blue Ridge re: assistance with their Main Street program application.
22	4B Board meeting: preparation of agenda, handouts and associated meeting materials. Details regarding pending land purchase.
27	Main Street Board meeting.
27	City Council resolution regarding 4B land purchase

PROMOTION:

	March calendar and newsletter sent using Constant Contact
3	Farmers & Fleas Market.
12	Attended Chamber luncheon. Speaker Ben White-upcoming bond election
15	Audie Murphy Day Committee meeting. Possible tie in with Community Lifeline Center's Veterans Assistance Program. Banners updated
21	City Marketing Committee meeting. Will assist with promotion of new 4 th of July event, "Sparks of Freedom-Farmersville"
24	Attended Chamber Banquet. 4B brochures and information for PowerPoint presentation provided to Chamber website updates

DESIGN:

	Pete Campbell completed façade improvements on his building at 210 S. Main. New canopy, new wooden doors, new siding, and new outdoor lights.
	Tammy Fording continues to work on interior modifications to 106 McKinney Street: removal of interior walls, addition of restroom. This will become "Ellee's Eatery and Antiques"
7	Met with city engineer Eddy Daniel and Randy Clark regarding upcoming sidewalk improvements near 201 McKinney Street
28	Main Street architect, Howard Langner, in town and met with the following people regarding building issues: a) Museum committee regarding museum plans, b) Ben White regarding various city buildings, c) Robyn Menard and Ginger McNeill--109 S. Main, d) Pete Campbell -- 210 and 209 S. Main, e) Clay Potter-138 S. Main, f) Jim Foy- 100 Main Street, g) Tammy Fording-106 McKinney Street, h) Diane Piwko and Gordon Scott-200 McKinney Street, and i) Rick Matthews-101 Candy Street.

ECONOMIC RESTRUCTURING:

6	Met with Bob Heath; he is interested in looking at additional property in downtown.
21	Downtown Merchants meeting hosted by Clay Potter at 138 S. Main (Clay Potter Auction)
	Robyn Menard and Ginger McNeill at 109 S. Main will soon be opening "The French Bunny" retail shop with home décor, furnishings, and baby clothes and gifts.

Volunteers: Approximately 110 volunteer hours were provided this month.





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: INFORMATIONAL ITEM – Building & Property Standards Minutes

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/building_and_property_standards_meetings.jsp

(III - J)

**FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
DECEMBER 8, 2011**

The Farmersville Building and Property Standards Commission met in a regular called session on December 8, 2011 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Chairman Leaca Caspari, Michael Zilk, Del Sergent, Patti Ford and Bill Nerwich. Staff members present were City Attorney Alan Lathrom, Code Enforcement Officer Karen Dixon and City Secretary Edie Sims. Council Liaison present was Paul Kelly.

CALL TO ORDER, ROLL CALL

City Secretary Edie Sims called the meeting to order, called the roll and announced a quorum was present. Paul Kelly presented the prayer and pledge.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM NOVEMBER 3, 2011 MEETING

Chairman Caspari requested an amendment to the minutes to reflect that Patti Ford was present and to strike the statement in the opening paragraph that she was absent. Del Sergent motioned to approve the minutes as amended with Bill Nerwich seconding the motion. Motion carried unanimously.

CONSIDER, DISCUSS AND ACT UPON A VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 613 MAPLE STREET, BLOCK 1, LOT 4B, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 123392 - COLLIN DEED RECORDS 20100303000204900

Chairman Caspari opened this item for discussion with Code Enforcement Officer Karen Dixon stating that she had approached people that were inside the housing structure at 613 Maple who informed Ms. Dixon of their purchasing the property. After conferring with the new owners, Ms. Dixon instructed them to come to City Hall and attain permits and instruction regarding the rehabilitation of the structures.

Janie Torres came before the Commission and confirmed that the property at 613 Maple Street had been sold and that the new owners do intend to bring the structures up to code. The new owner has been made aware of the issues regarding the structures. The new owner is Minerva Ntali Aguilar of McKinney.

City Attorney Alan Lathrom recommended the Commission table this item from any action and afford the new owner notice for plans to be considered for restoration or renovation.

Bill Nerwich expressed concern that people have entered the housing structure when it may have been a danger for their safety. Ms. Torres stated that the flooring of the structure was sound and was not dangerous for anyone to fall through. Chairman Caspari asked that a sign be added to state "Do Not Enter" for protection and safety of all you may thought of entering the structure.

Bill Nerwich motioned to table this item until a later date scheduled in January 2012 with Del Sergent seconding the motion. Motion carried unanimously.



DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items were requested to be placed on future agendas.

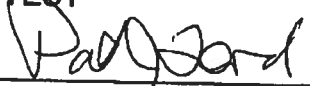
ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:25pm.

APPROVED

Leaca Caspari, Chairman

ATTEST



Patti Ford, Secretary

**FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
JANUARY 30, 2012**

The Farmersville Building and Property Standards Commission met in a regular called session on January 30, 2012 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Chairman Leaca Caspari, Michael Zilk, Del Sergeant, Patti Ford and Bill Nerwich. Staff members present were Code Enforcement Officer Karen Dixon and City Secretary Edie Sims. Council Liaison present was Paul Kelly.

CALL TO ORDER, ROLL CALL

City Secretary Edie Sims called the meeting to order, called the roll and announced a quorum was present. Paul Kelly presented the prayer and pledge.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM DECEMBER 8, 2011 MEETING

Chairman Caspari requested this item be tabled as the Board did not get to review the minutes. This item will be acted upon at their next meeting in February.

CONSIDER, DISCUSS AND ACT UPON A VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 613 MAPLE STREET, BLOCK 1, LOT 4B, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 123392 - COLLIN DEED RECORDS 20100303000204900

Chairman Caspari opened this item for discussion. Detailed plans regarding the rehabilitation of the property located at 613 Maple Street have not been presented to the City. Chairman Caspari stated that 6 months have concluded and no plans or Board requests have been completed and brought before the Building and Property Standards Commission. Code Enforcement Officer Karen Dixon stated she had concerns of the new property owner having to be committed to the requirements of the Commission and not having the same amount of time as the previous owner Janie Torres. Ms. Dixon asked the Commission if the 6 month time period to make rectification to the property was allowed to the property or to the owner. Chairman Caspari stated she asked that question of City Attorney Alan Lathrom at a previous meeting; the answer was the property.

The Commission concurred that the house needs to come down; but the new owner may have come into this project without full knowledge of the problems encumbered with this property.

Paul Kelly, Council Liaison, questioned the Commission that if the building were to be demolished, a non-conforming use will be apparent since the set back lines take in the majority of the lot for a new home to be rebuilt on the property. Bill Nerwich was concerned that the City could ultimately take possession of the property and would not be able to use the land.

The Commission exited into an Executive Session to consult with the City Attorney at 6:27pm.

The Commission returned from Executive Session at 6:29pm.

1

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Del Sergent motioned to extend to the new owner a period of 30 days to receive information regarding plans that are expected from him for the rehabilitation of the property at 613 Maple. Mr. Sergent also included in his motion that the information sent to the new owner be provided in English as well as Spanish. Bill Nerwich seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items were requested to be placed on future agendas.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:29pm.

APPROVED

Leaca Caspari, Chairman

ATTEST



Patti Ford, Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: SECOND READING – Consider, discuss and act upon budget amendment
Ordinance # O-2012-0410-001 to fund the repairs to the Public Safety Building

Ordinance # 2012-0410-001 is attached

ACTION: Approve or disapprove Ordinance # O-2012-0410-001

(IV – A)

**CITY OF FARMERSVILLE
ORDINANCE O-2012-0410-001**

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2011 – 2012 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS, APPROPRIATING THE VARIOUS AMOUNTS HEREIN; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas is a Type A General-Law Municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas;

WHEREAS, the City Manager of the City of Farmersville has reviewed the budget and which budget was adopted by the City Council for the Fiscal Year 2011 – 2012; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for the repairs to the Public Safety Building located at 134 North Washington; and

WHEREAS, the City Manager of the City of Farmersville believes that the budget requires certain amendments and has submitted to the Mayor and the City Council proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City, and providing a complete financial plan for the Fiscal Year 2011 – 2012; and,

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the Fiscal Year 2011 – 2012 budget to adopt the proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City as submitted by the Interim City Manager.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

SECTION 1. BUDGET AMENDMENT ADOPTION

- 1.1 From and after the effective date of this Ordinance, the amendments to the budget of the revenues and expenditures for the Fiscal Year 2011 – 2012 that are attached hereto as Exhibit "A" and incorporated herein by reference are hereby adopted and the budget for Fiscal Year 2011 – 2012 is hereby accordingly so amended and the amended budget for Fiscal Year 2011 – 2012 adopted.

SECTION 2. SEVERABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

SECTION 3. REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 4. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 5. SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

PASSED on first reading on the 27th day of March, 2012, and second reading on the 10th day of April, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 10th DAY OF APRIL, 2012

Joseph E. Helmberger, P.E., Mayor
City of Farmersville, Texas

ATTEST:

Edie Sims, City Secretary

CITY OF FARMERSVILLE

EXHIBIT A - 1

FY 2011-2012 REVISED

GOVERNMENTAL FUNDS	PROJECTED BEGINNING FUND BALANCE	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING FUND BALANCE
General Fund					
Revenues					
Property Tax		\$ 725,214			
Sales Tax		\$ 264,000			
Franchise Fees		\$ 66,300			
License Permits		\$ 24,200			
Municipal Court Fines		\$ 85,000			
4B Support/Reimbursement		\$ 45,000			
Fire Run Payments		\$ 107,500			
Lease Rentals		\$ 44,968			
Miscellaneous Income		\$ 60,903			
Interest		\$ 1,800			
Fund Reserves for Grant		\$ 8,400			
Sell of Fixed Assets		\$ 57,825			
Transfers from Enterprise Funds				\$ 1,104,630	
Expenses					
City Council			\$ 9,240		
Administration			\$ 522,857		
Municipal Court			\$ 95,997		
Library/Civic Center			\$ 124,820		
Police Department			\$ 822,196		
Fire Department			\$ 205,452		
Street Department			\$ 547,599		
Debt Service			\$ 68,393		
Transfer to Equipment Replacement Fund				\$ (109,750)	
General Fund Total	\$ 483,068	\$ 1,491,110	\$ 2,396,554	\$ 994,880	\$ 572,504

Increase Wastewater transfers \$58,428

Increase Police Expense \$58,428

CITY OF FARMERSVILLE

EXHIBIT A - 2

FY 2011-2012 Revised

	PROJECTED BEGINNING FUND BALANCE	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING FUND BALANCE
GOVERNMENTAL FUNDS					
General Fund	\$ 483,068	\$ 1,491,110	\$ 2,396,554	\$ 994,880	\$ 572,504
Special Revenue Funds					
Court Technology Fund	11,756	2,800	-	-	14,556
Court Security Fund	7,007	2,200	2,000	-	7,207
Police Seizure Fund	1,400	-	-	-	1,400
Special Projects Fund	127,893	-	-	-	127,893
CC Child Special Revenue	5,229	5,229			10,458
Main Street Side Walk Grant			15,000		
Debt Service Fund	232,988	239,097	228,855	-	243,230
Capital Projects Funds	-	-	-	-	-
2005 CO's	4,104	8	-	-	4,112
2006 CO's	506,792	600	475,000	-	32,392
TOTAL GOVERNMENTAL FUNDS	\$ 1,380,237	\$ 1,741,044	\$ 3,117,409	\$ 994,880	\$ 1,013,752

FY 2011-2012 Revised

	PROJECTED BEGINNING WORKING CAPITAL	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING WORKING CAPITAL
PROPRIETARY FUNDS					
Enterprise Funds					
Water and Sewer Operating Fund	1,115,834	1,338,254	1,407,220	(412,330)	634,538
Refuse Fund	193,340	401,216	310,766	(90,450)	193,340
Electric Utility Fund	214,949	810,500	140,288	(675,200)	209,961
Internal Service Fund					
Equipment Replacement Fund	70,349		48,000	183,100	205,449
TOTAL PROPRIETARY FUNDS	\$ 1,594,472	\$ 2,549,970	\$ 1,906,274	\$ (994,880)	\$ 1,243,288



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: First Reading – Consider, discuss and act upon budget amendment Ordinance # O-2012-0508-001 to fund emergency sirens, radios, ISO rating improvements, Southlake Clubhouse demolition, office furniture and Public Works Department vehicle

Ordinance # 2012-0508-001 is attached

ACTION: Approve or disapprove Ordinance # O-2012-0508-001

(IV – B)

**CITY OF FARMERSVILLE
ORDINANCE O-2012-0508-001**

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2011 – 2012 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS, APPROPRIATING THE VARIOUS AMOUNTS HEREIN; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas is a Type A General-Law Municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas;

WHEREAS, the City Manager of the City of Farmersville has reviewed the budget and which budget was adopted by the City Council for the Fiscal Year 2011 – 2012; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an increase in the Fire Department's Fund to fund emergency sirens. Radios, ISO rating improvements in the amount of \$23,115 as shown on Exhibit "A"; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an increase in the Public Works Department's Fund to fund the demolition of the Southlake Club House in the amount of \$15,000 as shown on Exhibit "A"; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an increase in the Administration Fund to fund office furniture in the amount of \$5,000 as shown on Exhibit "A"; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an expenditure from the Equipment Replacement Fund to purchase a Public Works Vehicle for the Public Works Department as shown on Exhibit "A"; and

WHEREAS, the City Manager of the City of Farmersville believes that the budget requires certain amendments and has submitted to the Mayor and the City Council proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City, and providing a complete financial plan for the Fiscal Year 2011 – 2012; and,

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the Fiscal Year 2011 – 2012 budget to adopt the proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City as submitted by the Interim City Manager.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

SECTION 1. BUDGET AMENDMENT ADOPTION

- 1.1 From and after the effective date of this Ordinance, the amendments to the budget of the revenues and expenditures for the Fiscal Year 2011 – 2012 that are attached hereto as Exhibit “A” and incorporated herein by reference are hereby adopted and the budget for Fiscal Year 2011 – 2012 is hereby accordingly so amended and the amended budget for Fiscal Year 2011 – 2012 adopted.

SECTION 2. SEVERABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

SECTION 3. REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 4. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 5. SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

PASSED on first reading on the 25th day of April, 2012, and second reading on the 8th day of May, 2012 at properly scheduled meetings of the City Council of the City of

Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 8th DAY OF MAY, 2012

Joseph E. Helmberger, P.E., Mayor
City of Farmersville, Texas

ATTEST:

Edie Sims, City Secretary

CITY OF FARMERSVILLE

EXHIBIT A

FY 2011-2012 REVISED

	PROJECTED BEGINNING FUND BALANCE	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING FUND BALANCE
GOVERNMENTAL FUNDS					
General Fund					
Revenues					
Property Tax		\$ 725,214			
Sales Tax		\$ 264,000			
Franchise Fees		\$ 66,300			
License Permits		\$ 24,200			
Municipal Court Fines		\$ 85,000			
4B Support/Reimbursement		\$ 45,000			
Fire Run Payments		\$ 107,500			
Lease Rentals		\$ 44,968			
Miscellaneous Income		\$ 60,903			
Interest		\$ 1,800			
Fund Reserves for Grant		\$ 8,400			
Sell of Fixed Assets		\$ 57,825			
Transfer from General Fund Reserve		\$ 51,115			
Transfers from Enterprise Funds				\$ 1,104,630	
Expenses					
City Council			\$ 9,240		
Administration			\$ 527,857		
Municipal Court			\$ 95,997		
Library/Civic Center			\$ 124,820		
Police Department			\$ 822,196		
Fire Department			\$ 228,567		
Street Department			\$ 570,599		
Debt Service			\$ 68,393		
Transfer to Equipment Replacement Fund				\$ (109,750)	
General Fund Total	\$ 483,068	\$ 1,542,225	\$ 2,447,669	\$ 994,880	\$ 572,504
					\$ (51,115.00)
General Fund Reserves In the amount					\$ 521,389

**General Fund Reserves In the amount
of \$51,115 to support proposed Budget
Amendment :**

Increase Expenses in Fire Dept \$23,115
Emergency Sirens, Radios,ISO
Increase Expenses In Public Works \$23,000
Southlake Club House
Increase Expenses in Administration \$5,000
Office Furniture



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: First Reading – Consider, discuss and act upon Ordinance # O-2012-0424-002 regarding changes to the Master Fee Schedule for the sale of rock, gravel and sand

Ordinance # 2012-0424-002 is attached

ACTION: Approve or disapprove Ordinance # O-2012-0424-002

(IV – C)

**CITY OF FARMERSVILLE
ORDINANCE # O-2012-0424-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING FARMERSVILLE CODE OF ORDINANCES AMENDING APPENDIX A, "MASTER FEE SCHEDULE," ARTICLE VII, "MISCELLANEOUS"; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

SECTION 1: That Appendix A, Article VII, Master Fee Schedule - Miscellaneous of the Code of Ordinances of the City of Farmersville, Texas, is hereby amended to read as follows:

"Article VII Miscellaneous Fees

.....

A customer may purchase rock or sand from the City of Farmersville by paying a Miscellaneous Fee of \$50.00 per bucket load of rock and \$30.00 per bucket load of sand. A "bucket load" is considered one front end scoop using a backhoe. Each residence shall be limited to three (3) buckets of material per month.

SECTION 2. SEVERABILITY CLAUSE

That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 3. REPEALER CLAUSE

That all ordinances of the City of Farmersville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

SECTION 4: This Ordinance shall take effect after approval and adoption by City Council and with publication of the caption, as the law in such cases provides.

PASSED on first reading on the 10th day of April, 2012, and second reading on the 24th day of April, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 24th DAY OF APRIL, 2012.

APPROVED:

BY: _____
Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

Edie Sims

From: Scott Houston [SHouston@tml.org]
Sent: Thursday, April 05, 2012 11:19 AM
To: 'Edie Sims'
Subject: RE: Sale of goods through the City

Edie:

There is nothing prohibiting this. In fact, there is an attorney general opinion on a similar issue that concludes it is acceptable:

<https://www.oag.state.tx.us/opinions/opinions/50abbott/op/2007/pdf/ga0506.pdf>

The opinion deals with a home rule city, but I believe that to be a distinction without a difference in this case. A city may dispose of its personal property as it sees fit.

Scott Houston
General Counsel
Texas Municipal League
1821 Rutherford Lane, Suite 400
Austin, Texas 78754
512-231-7400
www.tml.org
shouston@tml.org



Save the Date!
Texas Municipal League
100th Annual Conference and Exhibition
Gaylord Texan Convention Center
Grapevine • November 13-16, 2012

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From: Edie Sims [<mailto:e.sims@ci.farmersville.tx.us>]
Sent: Thursday, April 05, 2012 10:24 AM
To: Scott Houston
Subject: Sale of goods through the City



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: First Reading – Consider, discuss and act upon Ordinance # 2012-0424-003 regarding the temporary decrease in prima facia speed limit along a designated section of Highway 380 while Highway 380 undergoes construction

Ordinance # 2012-0424-003 is attached

ACTION: Approve or disapprove Ordinance # O-2012-0424-003

(IV – D)

**CITY OF FARMERSVILLE, TEXAS
ORDINANCE # O-2012-0424-003**

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON U.S. HIGHWAY NUMBER 380 OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF FARMERSVILLE, BY TEMPORARILY LOWERING THE SPEED LIMIT FROM 60 MILES PER HOUR TO 50 MILES PER HOUR ON A CERTAIN DESIGNATED SECTION OF THE MAIN LANES OF U.S. HIGHWAY 380; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, road construction in the area necessitates that the speed limit on U.S. Highway 380 from Floyd Street to the Hunt County Line be temporarily lowered from 60 miles per hour to 50 miles per hour

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:

SECTION 1.

That Chapter 71, Section 276 of the Code of Ordinances of the City of Farmersville, Texas, is hereby amended as follows, in all other respects said Code, Chapter and Section to remain in full force and effect.

<i>Street</i>	<i>Extent</i>	<i>Speed (mph)</i>
U.S. Highway 380 - Also known as Audie Murphy Parkway	From Floyd Street to the Hunt County line east of the City	50

SECTION 2.

That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 3.

That should any word, sentence, clause, paragraph or provision of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 4.

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5.

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law and the posting of appropriate signs giving notice of such speed zones.

PASSED on first reading on the 10th day of April, 2012, and second reading on the 24th day of April, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 24th DAY OF APRIL, 2012.

APPROVED:

BY: _____
Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: First Reading – Consider, discuss and act upon budget amendment Ordinance # O-2012-0424-004 accommodate overages from the approved budgeted expense for the purchase of a Police patrol car and an expense of a defibrillator for the Fire Department

Ordinance # 2012-0424-004 is attached

ACTION: Approve or disapprove Ordinance # O-2012-0424-004

(IV – E)

**CITY OF FARMERSVILLE
ORDINANCE O-2012-0424-004**

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2011 – 2012 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS, APPROPRIATING THE VARIOUS AMOUNTS HEREIN; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas is a Type A General-Law Municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas;

WHEREAS, the City Manager of the City of Farmersville has reviewed the budget and which budget was adopted by the City Council for the Fiscal Year 2011 – 2012; and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an expenditure from the Equipment Replacement Fund to accommodate an overage from the budgeted allowed expense from the purchase of a patrol car as shown on Exhibit "A" and

WHEREAS, the City Manager has determined that the effects of the budget amendment will be in the best interest used for an expenditure from the Equipment Replacement Fund to accommodate an overage from the budgeted allowed expense for the purchase of a defibrillator for the Fire Department as shown on Exhibit "A"; and

WHEREAS, the City Manager of the City of Farmersville believes that the budget requires certain amendments and has submitted to the Mayor and the City Council proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City, and providing a complete financial plan for the Fiscal Year 2011 – 2012; and,

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the Fiscal Year 2011 – 2012 budget to adopt the proposed amendment(s) to the budget of the revenues and expenditures of conducting the affairs of said City as submitted by the Interim City Manager.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

SECTION 1. BUDGET AMENDMENT ADOPTION

- 1.1 From and after the effective date of this Ordinance, the amendments to the budget of the revenues and expenditures for the Fiscal Year 2011 – 2012 that are attached hereto as Exhibit "A" and incorporated herein by reference are hereby adopted and the budget for Fiscal Year 2011 – 2012 is hereby accordingly so amended and the amended budget for Fiscal Year 2011 – 2012 adopted.

SECTION 2. SEVERABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

SECTION 3. REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 4. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 5. SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

PASSED on first reading on the 10th day of April, 2012, and second reading on the 24th day of April, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 24th DAY OF APRIL, 2012

Joseph E. Helmberger, P.E., Mayor
City of Farmersville, Texas

ATTEST:

Edie Sims, City Secretary

CITY OF FARMERSVILLE

EXHIBIT A

FY 2011-2012 Revised

GOVERNMENTAL FUNDS	PROJECTED BEGINNING FUND BALANCE	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING FUND BALANCE
General Fund	\$ 483,068	\$ 1,542,225	\$ 2,447,669	\$ 994,880	\$ 521,389
Special Revenue Funds					
Court Technology Fund	11,756	2,800	-	-	14,556
Court Security Fund	7,007	2,200	2,000	-	7,207
Police Seizure Fund	1,400	-	-	-	1,400
Special Projects Fund	127,893	-	-	-	127,893
CC Child Special Revenue	5,229	5,229			10,458
Main Street Side Walk Grant			15,000		
Debt Service Fund	232,988	239,097	228,855	-	243,230
Capital Projects Funds	-	-	-	-	-
2005 CO's	4,104	8	-	-	4,112
2006 CO's	506,792	600	475,000	-	32,392
TOTAL GOVERNMENTAL FUNDS	\$ 1,380,237	\$ 1,792,159	\$ 3,168,524	\$ 994,880	\$ 962,637

FY 2011-2012 Revised

PROPRIETARY FUNDS	PROJECTED BEGINNING WORKING CAPITAL	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING WORKING CAPITAL
Enterprise Funds					
Water and Sewer Operating Fund	1,115,834	1,338,254	1,407,220	(412,330)	634,538
Refuse Fund	193,340	401,216	310,766	(90,450)	193,340
Electric Utility Fund	214,949	810,500	140,288	(675,200)	209,961
Internal Service Fund					
Equipment Replacement Fund	70,349		99,590	183,100	153,859
TOTAL PROPRIETARY FUNDS	\$ 1,594,472	\$ 2,549,970	\$ 1,957,864	\$ (994,880)	\$ 1,191,698

Proposed Budget Amendment**Equipment Replacement fund for \$51,590****Patrol Car \$14,940****Fire Dept \$1,650****Public Works Vehicle \$35,000**



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Receive, consider and act upon an Annual Report from Community Waste Disposal

A representative from CWD will be making a presentation.
The power point presentation is attached.

ACTION: Approve or disapprove the Annual Report from CWD.

(V – A)



Partners Since 2001



Community Waste Disposal.com
since 1984

CommunityWasteDisposal.com

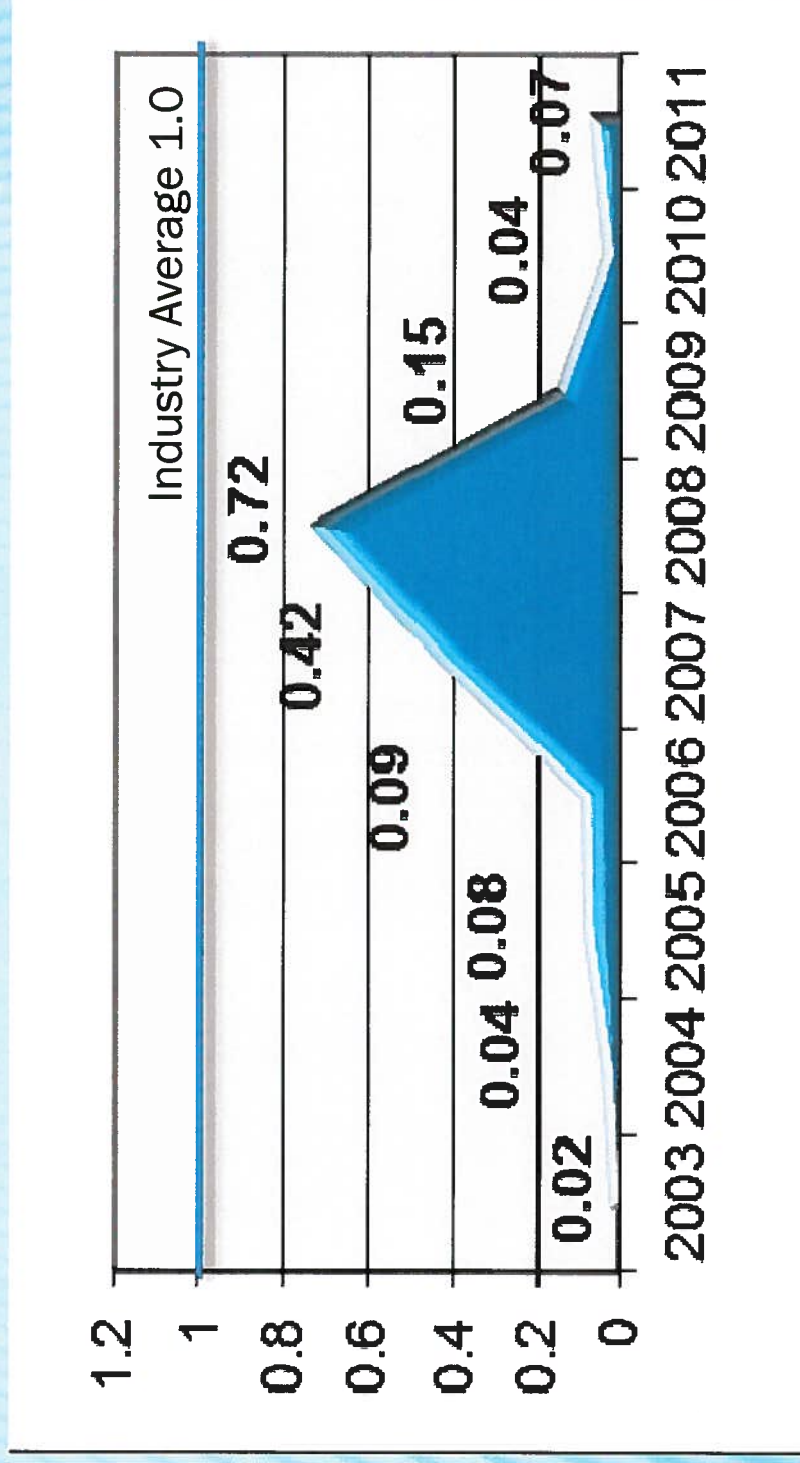
Casey Zandt
✓ Municipal Coordinator



Working Together To Bring You More



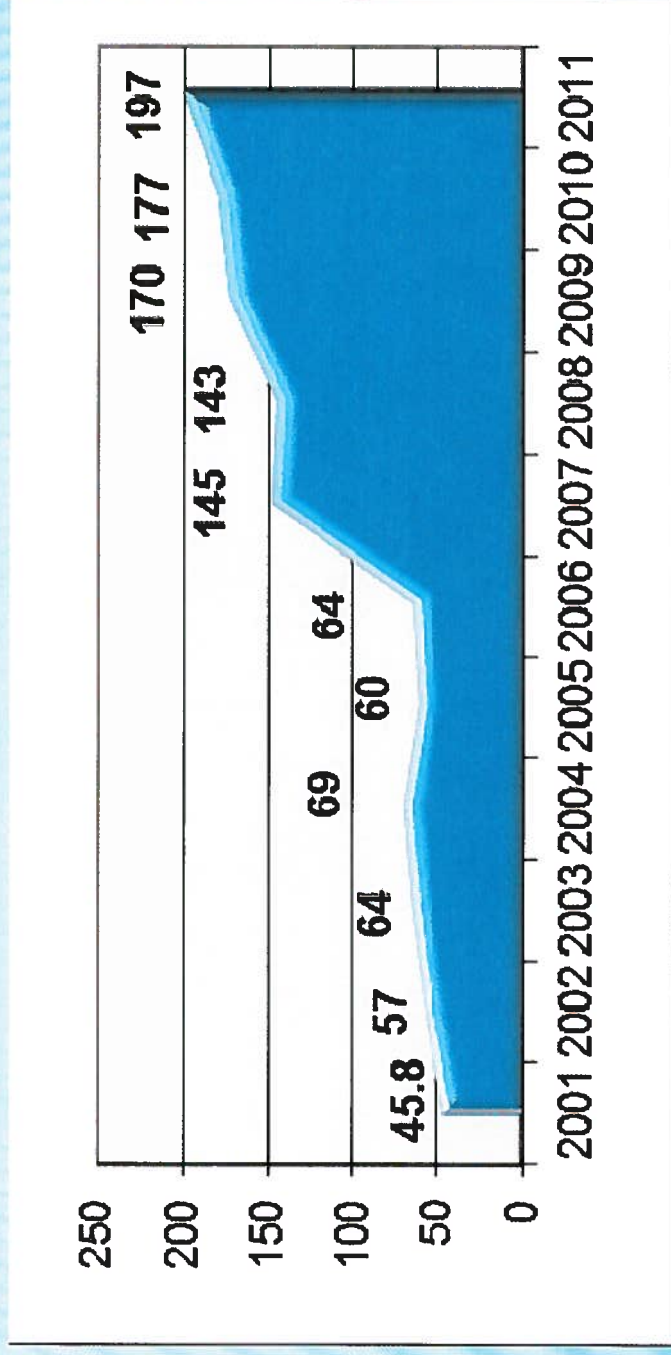
Customer Service Inquiries Per 1,000 Service Opportunities



Working Together To Bring You More



Residential Recycled Materials Tons Per Year



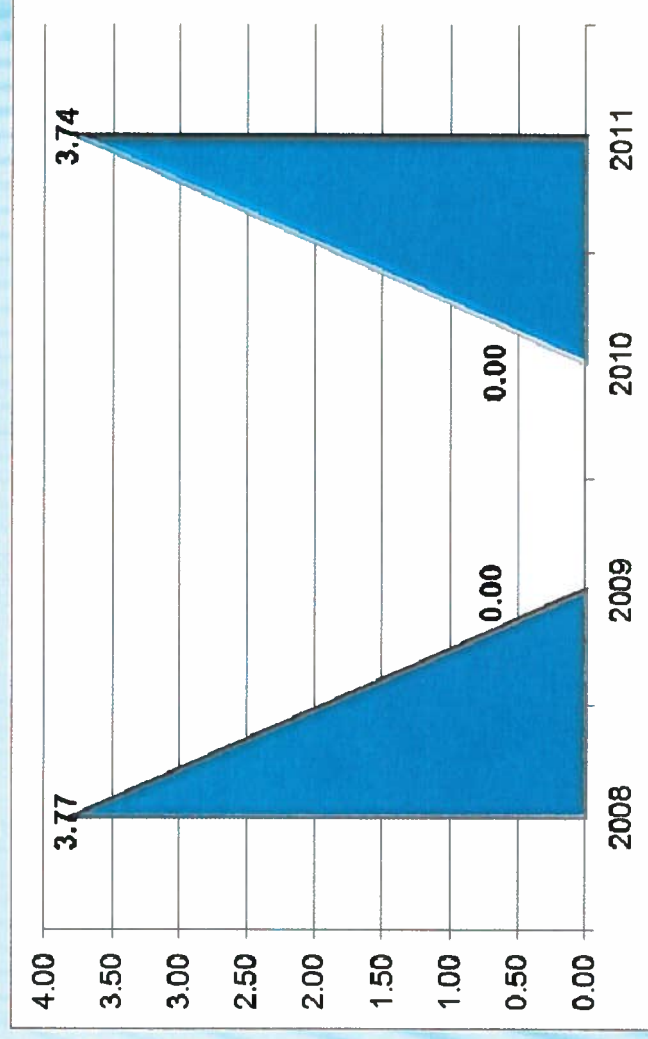
Working Together To Bring You More



RESIDENTIAL DRIVER INCIDENT

Per 100,000 Service Opportunities

RDI's can include: a vehicle accident, property claim, reckless driving or conduct complaint



Working Together To Bring You More



Dual Stream Recycling from 2001-2005



Working Together To Bring You More



Single Stream Recycling from 2005 to Present



Working Together To Bring You More



95 Gallons Carts - Single Stream Recycling



Working Together To Bring You More



Community Waste Disposal
Center, LLC

Community Partnership



Old Town Saturday Event

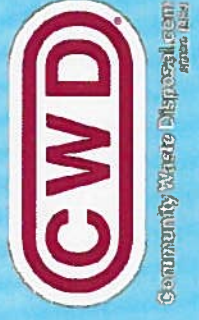
Farmersville Rotary Club Golf Tournament

Silent Auctions for Various Chamber Events

Ads in Farmersville Times Informing Residents of Annual Recycling Totals



Working Together To Bring You More



Saved Resources

Town of Farmersville Residents Recycled **197** Tons
in 2011

SAVING:

2,686 Trees

60,040 Gallons of Oil

1,106,000 Gallons of Water



Working Together To Bring You More





Partners Since 2001



Community Waste Disposal.com
Since 1984

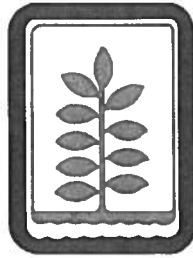


TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, discuss and act upon an appointment to the North Texas Municipal Water District Board of Directors

Bill Harrison has represented Farmersville on the NTMWD Board for quite some time. Mr. Harrison has stated an interest to continue serving for the betterment of Farmersville.

ACTION: Appoint an individual to serve on the Board of Directors of the North Texas Municipal Water District Board.

(V – B)



**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

March 19, 2012

Mr. Ben White, City Manager
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

RE: NTMWD BOARD MEMBER APPOINTMENT

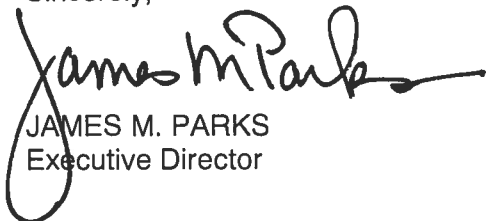
Dear Mr. White:

This is your official notification that Mr. Bill Harrison's term of office as an NTMWD Board Member expires May 31, 2012. The City Council, by a majority vote, should reappoint Mr. Harrison or appoint another Director to serve a term from June 1, 2012, to May 31, 2014.

In accordance with the statute creating the District (Article 8280-141), the qualifications of a Director include the following: "No person shall be appointed a Director unless he resides in and owns taxable property in the city from which he is appointed. No member of a governing body of a city, and no employee of a city, shall be appointed as a Director." Under other state law, no other government official that receives compensation could be appointed.

The cities served by the NTMWD appreciate the work and effort expended by the appointed Directors. It is my practice to visit with new Directors in an orientation session prior to their first meeting; therefore, please notify my office in writing when the City Council has appointed a Director for the new term. Should you have any questions or need additional information, please do not hesitate to contact my office.

Sincerely,



JAMES M. PARKS
Executive Director

JMP/mcf

cc: Mr. Bill Harrison
City Secretary

NORTH TEXAS MUNICIPAL WATER DISTRICT

Member City &
Customer Center

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NTMWD

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Water
Quality

Construction
& Bid Notices

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MESSAGE FROM THE EXECUTIVE
DIRECTOR

BOARD OF DIRECTORS

BOARD MEETING AGENDAS

HISTORY

PUBLICATIONS AND REPORTS

HELPFUL LINKS

CONTACTS

SITEMAP



Board of Directors 2011-2012

The following is a listing of the current NTMWD Board of Directors updated as of February 22, 2012.

ALLEN
Joe Farmer
James Kerr
FARMERSVILLE
Bill Harrison
FORNEY
Don Cates
C. L. McCuiston, Jr.
FRISCO
Gary Downey
Lynn Shuyler, President
GARLAND
Don Gordon
Jack May
MCKINNEY
Joe Joplin
Charles McKissick, Vice-President
MESQUITE
Terry Sam Anderson
Bobby Robinson

*SERVED SINCE
1998*

PLANO
Shep Stahel
Jerry Yancey
PRINCETON
Patrick Nicklen
Richard Sheehan
RICHARDSON
Ken Bell
John F. Sweeden
ROCKWALL
Bill Lofland, Secretary
Larry Parks
ROYSE CITY
Jim Mellody
Darwin L. Whiteside
WYLIE
Marvin Fuller
Robert Thurmond



North Texas Municipal Water District
Board of Directors
2010-2011

Front Row, Seated (Left to Right): Larry Parks (Rockwall); Lynn Shuyler, Vice President (Frisco); Don Cates, President (Forney); Charles McKissick, Secretary (McKinney); James M. Parks, Executive Director; Marvin Fuller (Wylie)

Middle Row, Standing (Left to Right): Bill Harrison (Farmersville); Ken Bell (Richardson); Joe Joplin (McKinney); Shep Stahel (Plano); Darwin L. Whiteside (Royse City); James Kerr (Allen); Bobby Robinson (Mesquite)

Back Row, Standing (Left to Right): Gary Downey (Frisco); Don Gordon (Garland); Robert Thurmond (Wylie); Bill Lofland (Rockwall); Jack May (Garland); John F. Sweeden (Richardson); Joe Farmer (Allen); Jerry Yancey (Plano)

Not Pictured: Terry Anderson (Mesquite); C. L. McCuiston, Jr. (Forney); Patrick Nicklen (Princeton)

Click here for larger view - [PDF Format](#)



2011 Board of Director's Meeting Schedule

NTMWD Board of Director's Meetings are traditionally held on the fourth Thursday each month with adjustments made for holidays or other conflicts. Meetings are held at 505 E. Brown Street, Wylie, Texas in the Board Room and begin at 4:00 p.m.

January 27, 2011	February 24, 2011	March 24, 2011
April 28, 2011	May 26, 2011	June 23, 2011
July 28, 2011	August 25, 2011	September 22, 2011
October 27, 2011	November 21, 2011	December 19, 2011

Conflicts of Interest in Accordance with HB 914 can be viewed [here](#).



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, discuss and act upon Resolution # R-2012-0410-001 to adopt the Credit Card policy and procedures

Resolution # R-2012-0410-001 is attached which include the Credit Card policy and procedures.

ACTION: Approve or disapprove Resolution # R-2012-0410-001.

(V – C)

**CITY OF FARMERSVILLE
RESOLUTION # R-2012-0410-001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE CREDIT CARD POLICY AND PROCEDURES FOR THE CITY OF FARMERSVILLE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville acknowledges the need to adopt a Policy and Procedure guide for the use of credit cards by City employees; and,

WHEREAS, the City Council has reviewed the Credit Card Policy and Procedures;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS THAT;

SECTION 1. The City of Farmersville's Credit Card Policy and Procedures are attached as Exhibit "A" and are available for public viewing at the Farmersville City Hall and on the City's website.

SECTION 2. The City of Farmersville's Credit Card Policy and Procedures are hereby an adopted policy of the City of Farmersville.

SECTION 3. This Resolution shall take effect immediately from its passage.

SECTION 4. All provisions of the resolutions of the City of Farmersville in conflict with the provisions of this Resolution are hereby repealed, and all other provisions of the resolutions of the City of Farmersville not in conflict with the provisions of this Resolution, shall remain in full force and effect.

DULY PASSED by the City Council of the City of Farmersville on this 10th day of April, 2012.

ATTEST:

Joseph E. Helmberger, P.E., Mayor

Edie Sims, City Secretary



CITY OF FARMERSVILLE CREDIT CARD POLICY

The City of Farmersville Credit Card program is used for small, low-dollar-value purchases and travel. The Credit Card program provides an efficient, cost effective method of purchasing and paying. The purpose of this policy is to:

- 1) Ensure the use of the Credit Card is in accordance with purchasing policies and procedures.
- 2) Ensure transactions are for authorized purposes through the establishment, utilization and auditing of appropriate internal controls.
- 3) Ensure the City bears no legal liability from inappropriate use.

GENERAL ADMINISTRATION

This policy will be applicable to those permanent full-time and permanent part-time employees authorized to use Credit Cards to purchase goods and services and to those responsible for the appropriate use and documentation of credit card transactions as approved by the City Manager. All purchasing transactions by the City of Farmersville employees shall be made in strict accordance with all internal policies and procedures and current State and Federal law.

PROGRAM ADMINISTRATION RESPONSIBILITIES

The City's Finance Department is responsible for the integrity and management of the Credit Card system and, as such, may request a full audit of any cardholder's account. The Finance Director shall pay for all goods and services within 30 days or by the terms of the agreement.

MANAGING SUPERVISORS RESPONSIBILITIES

- 1) Ensure compliance with the provisions of the policies and procedures related to use and administration of credit cards.
- 2) Administer appropriate employee disciplinary measures when policies and/or procedures are violated.
- 3) Supervisors are responsible for their employee's credit card activities and transactions.
- 4) Each member of management is responsible for initiating preventative measures and being familiar with and alert for the types of improprieties that might occur within their area of responsibility.

DEPARTMENT PURCHASING COORDINATOR

The Department Purchasing Coordinator is the central documentation center point for each department. Each Department Purchasing Coordinator is responsible for:

- Correct appropriation of the department's funds
- Helping cardholders follow the guidelines
- Inform cardholders that sound purchasing practices are required in the best interest of the City.
- Identifying the correct budget code for the expenditure which most appropriately reflects the type of expenditure being made. If a budget code does not exist in the budget, the Department Purchasing Coordinator shall contact the Finance Director to request the appropriate coding.

CARDHOLDER RESPONSIBILITIES

- 1) Each employee is expected to be dedicated to provide responsible government characterized by integrity and accountability. Each employee is accountable for the City's property, money and good name.
- 2) Follow procurement and payment guidelines
- 3) Maintain the security of the card at all times. Use of the credit card is limited to ONLY the person whose name appears on the face of the card. UNDER NO CIRCUMSTANCES SHOULD A CARD BE LENT TO ANOTHER PERSON. This type of conduct could be considered grounds for immediate termination.
- 4) The cardholder is responsible to procure for the City the highest quality in goods and services at the least expense to the City and is obligated to question specifications and/or requirements in order that the best interests of the City are served.
- 5) Refrain from any type of fraud including forgery; alteration of a document; theft; misappropriation of funds, securities, supplies or other assets; and impropriety in the handling or reporting of financial transactions.
- 6) Each cardholder will refrain from any type of waste to include unnecessary purchases.
- 7) Each cardholder will be held liable for any type of abuse whether intentional, wrongful or improper use of resources.

INAPPROPRIATE PURCHASES AND PROHIBITED EXPENDITURES

Improper use of the card shall be considered a misappropriation of City funds and may result in 1) disciplinary action, up to and including termination; 2) legal action seeking the recovery of misappropriated funds; and 3) criminal prosecution.

Prohibited expenditure items are specifically prohibited including the following:

- a) Payments to employees of cash, money orders or gift certificates.
- b) Payments to employees for time off work not specifically authorized.
- c) Any item that is of personal benefit or not related to the performance of assigned responsibilities.
- d) Purchases of alcohol.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, discuss and act upon Resolution # R-2012-0410-002 to refinance a fire truck in an amount not to exceed \$245,000.00

Resolution # R-2012-0410-002 is attached which include the financing options. Daphne Hamlin, Finance Director, will be present to answer questions.

ACTION: Approve or disapprove Resolution # R-2012-0410-002.

(V – D)

**CITY OF FARMERSVILLE
RESOLUTION # R-2012-0410-002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, REGARDING A FINANCE AGREEMENT FOR THE PURPOSE OF REFINANCING A FIRE TRUCK IN AN AMOUNT NOT TO EXCEED \$245,000.00.

WHEREAS, the City of Farmersville desires to refinance its purchase of a fire truck; and

WHEREAS, the City of Farmersville will enter into a Finance Agreement by and between City of Farmersville and Government Capital Corporation, contingent upon approval of the terms and conditions of such agreement by the City Attorney, for the purpose of Refinancing a Fire Truck; and

WHEREAS, the City of Farmersville desires to designate this Agreement as a "qualified tax-exempt obligation" of the City for the purpose of Section 265 (b)(3) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the City of Farmersville desires to make purchase of a new emergency vehicle to be included with the refinance cost; and

WHEREAS, the City desires to designate Ben White, City Manager, as an authorized signer of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

Section 1. That all of the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the City of Farmerville will enter into a Finance Agreement with Government Capital Corporation for the purpose of Refinancing a Fire Truck with an initial loan amount not to exceed \$245,000.00.

Section 3. That the Finance Agreement by and between City of Farmersville and Government Capital Corporation is designated by the City as a "qualified tax exempt obligation" for the purposes of Section 265 (b)(3) of the Internal Revenue Code of 1986, as amended.

Section 4. That the City of Farmersville designates Ben White, City Manager, as an authorized signer of the Finance Agreement by and between the City of Farmersville and Government Capital Corporation.

Section 5. That this Resolution shall take effect upon approval by the City Council as the law in such cases provides, and it is accordingly so resolved.

Section 6. That any prior resolution, ordinance or regulation in conflict with this resolution is hereby amended, superceded and repealed to the extent of such conflict.

DULY PASSED AND APPROVED by the City Council of the City of Farmersville, Texas, on the 10th day of April, 2012.

CITY OF FARMERSVILLE, TEXAS

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

GOVERNMENT CAPITAL

CORPORATION

Option 1:	NEW Truck Financing (10yrs)	\$244,580.00 (10pmts \$29,599.70)
	Quint Refinance Payoff as of 4/16/2012 (6yrs)	\$299,977.49 (6 pmts \$56,278.20)
	<u>Rescue Tools (3vrs)</u>	<u>\$ 17,145.00 (3 pmts \$ 6,085.13)</u>
	Total Financed w/ Blended/Declining pmts	\$561,702.49

Nominal Annual Rate: 3.890 %

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	04/10/2012				561,702.49
1	12/01/2012	91,963.03	14,263.35	77,699.68	484,002.81
2	12/01/2013	91,963.03	18,827.71	73,135.32	410,867.49
3	12/01/2014	91,963.03	15,982.75	75,980.28	334,887.21
4	12/01/2015	85,877.90	13,027.12	72,850.78	262,036.43
5	12/01/2016	85,877.90	10,193.22	75,684.68	186,351.75
6	12/01/2017	85,877.90	7,249.08	78,628.82	107,722.93
7	12/01/2018	29,599.70	4,190.42	25,409.28	82,313.65
8	12/01/2019	29,599.70	3,202.00	26,397.70	55,915.95
9	12/01/2020	29,599.70	2,175.13	27,424.57	28,491.38
10	12/01/2021	29,599.70	1,108.32	28,491.38	0.00
Grand Totals		651,921.59	90,219.10	561,702.49	

The above Amortization schedules are for illustration purposed only.



GOVERNMENT CAPITAL

CORPORATION

Option 1: Level Debt Service

Truck Refinance Payoff as of 4/16/2012	\$299,977.49 (see attached Stmt)
& Rescue Tools	\$ 17,145.00
Total financed over 6 equal pmts	\$317,122.49

Nominal Annual Rate: 3.890 %

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	04/10/2012				317,122.49
1	12/01/2012	59,494.74	8,052.71	51,442.03	265,680.46
2	12/01/2013	59,494.74	10,334.97	49,159.77	216,520.69
3	12/01/2014	59,494.74	8,422.65	51,072.09	165,448.60
4	12/01/2015	59,494.74	6,435.95	53,058.79	112,389.81
5	12/01/2016	59,494.74	4,371.96	55,122.78	57,267.03
6	12/01/2017	59,494.74	2,227.71	57,267.03	0.00
Grand Totals		356,968.44	39,845.95	317,122.49	

Option 2 : Declining Debt Service After 3 yrs

Blend 3 yrs for Rescue Tools with 6yrs for Truck Refinance

Nominal Annual Rate: 3.890 %

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	04/10/2012				317,122.49
1	12/01/2012	62,363.33	8,052.71	54,310.62	262,811.87
2	12/01/2013	62,363.33	10,223.39	52,139.94	210,671.93
3	12/01/2014	62,363.33	8,195.14	54,168.19	156,503.74
4	12/01/2015	56,278.20	6,088.00	50,190.20	106,313.54
5	12/01/2016	56,278.20	4,135.60	52,142.60	54,170.94
6	12/01/2017	56,278.20	2,107.26	54,170.94	0.00
Grand Totals		355,924.59	38,802.10	317,122.49	

The above Amortization schedules are for illustration purposed only.

[PRINT FORM](#) [PRINT SERIES FORM](#) [VIEW MESSAGES](#)

Loan Payoff Inquiry -

[PREVIOUS <](#) [SUBMIT >](#) [EXIT X](#)

CUSTOMER INFORMATION

City of Farmersville

345 Miron Dr
Southlake TX 76092-7826Loan number 88189665 L
Type S & P Tax Exempt 360
PerDiem 34.95054
Ins PerDiem

Messages Active

Effective date Monday, April 16 2012

[Learn more >](#)

SPECIAL MESSAGES. >

Description	Amounts	Rebates	Payoffs
Current Balance	294,665.01		294,665.01
Accrued Interest	5,312.48		299,977.49
Total Payoff			299,977.49

[PREVIOUS <](#) [SUBMIT >](#) [EXIT X](#)



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Discuss, consider and act upon the Museum Committee converting Onion Shed #2 into a museum

Linda Dawkins will present a power point presentation and answer questions.

ACTION: Action as deemed by the Council.

(V – E)

Museum Planning Committee

Bill Daniel

Candy Miller

Linda Dawkins

Ellen Miller

Trish Dowell

Marianne Politz

Jim Foy

Randal Shinn

Debbie Helmberger

Charlie Whitaker

Janis May

Adah Leah Wolf



Main Street Architect, Howard Langner with committee members: Linda Dawkins, Charlie Whitaker, Jim Foy, Ellen Miller, and Bill Daniel

TEXAS HISTORICAL COMMISSION

February 16, 2012

Texas Main Street Center Design Report

Re: Onion Shed 2, Farmersville Parkway
City: Farmersville, Texas
By: Howard Langner, Main Street Staff

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Center and may not be used for regulatory approval, permit, or construction. The Texas Main Street Center does not provide building code review, hazardous material inspections, structural engineering, or any other service that is not listed on the Texas Main Street Design Assistance Program Form.

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

From the Design Request of 1-18-12:

This Onion Shed is not used very much by the public, although it has picnic tables. The other, large Onion Shed is used frequently. The Museum Committee is a cooperative effort with Main Street and the Farmersville Historical Society, which has been meeting since August 2011 to identify a downtown location for a history of Farmersville museum. The Historical Society already owns and operates the Bain Honaker House as a historic house museum; this new project would provide another location for focusing on Farmersville history. This site is being considered for several reasons: It is owned by the city and is available for use; its location is prime for parking and pedestrian access to downtown shops and eateries; it is a structure known and loved by the community; its location is near other property/buildings that could serve for later expansion; it has electricity and is close to electrical power; its rustic nature is reminiscent of Farmersville's history, and it is currently underutilized.

Briefly, this is the concept: The building would enclose the building that is within the original posts. The periphery would serve as an observation veranda. Display windows in the structure would allow inside exhibits to be seen from the outside, thus allowing some viewing while the building is not manned. The inside of the building would have additional exhibit space. The construction would be rustic in design, and could possibly be volunteer built. In keeping with the historical nature of the building, the construction would be planned so that it could be reversible if desired at a future date. The Committee is looking forward to the Main Street design staff suggestions and will give them serious consideration.

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



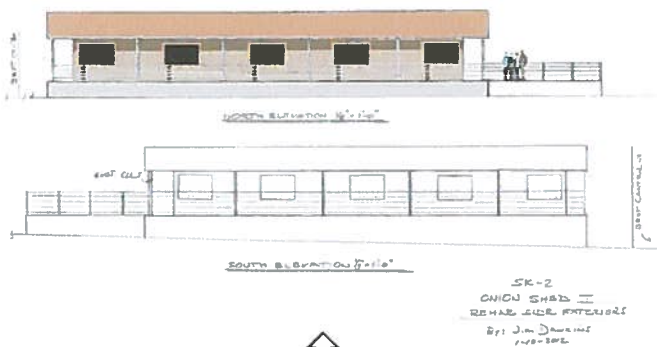
TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

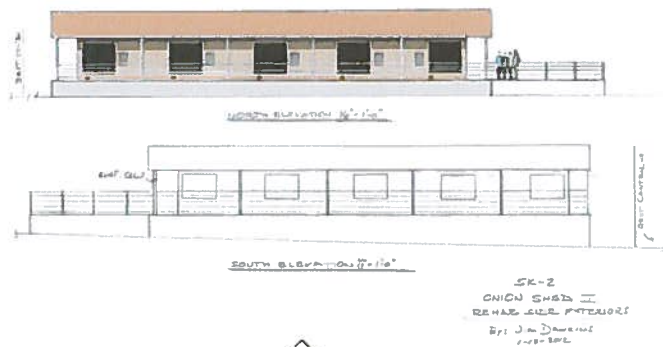


This is a portion of the existing Onion Shed. The proposed construction will endeavor to retain as much of the character of the open shed as possible inside and out. The proposed walls with their respective windows should enhance the character of the shed structure and be constructed in a manner that is reversible without causing damage to the existing structure.

The Texas Main Street Center looked at a variety of options for the new walls. Every option shown below uses a horizontal wood siding profiled and lapped in a manner similar to other agricultural structures of the same era. The windows were studied on the basis of ease of viewing the exhibits (height and size of window) and aesthetic appeal. There were no known historic precedents for a building reuse of this type so we need to use a trial and error approach then evaluate the results.



This illustrates a simple rectangular window pattern. The problem with this approach is the windows are too high above the floor level for suitable viewing by handicapped visitors and smaller children.

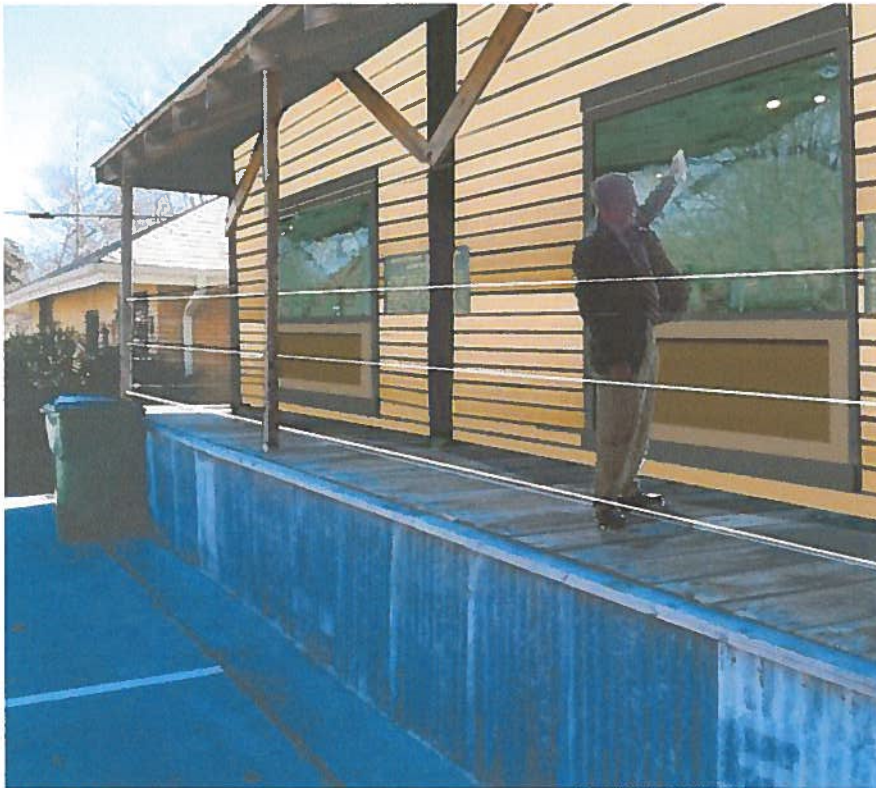


This is very similar to the illustration to the left, but the windows are taller to allow full viewing.

All of the illustrations that follow use variations of the window schemes shown on the elevation drawings above. The suggested wood siding is the same in all of the schemes. There is only one color suggestion shown for the siding on the shed but other options should be considered prior to final painting. The color suggestion shown intends to pick up on the color of the adjacent brick structure.



STUDY A: When you get closer to the building you recognize the importance of detailing. In this case, the large windows have trim around the windows, a taller trim piece above the windows, trim boards on the corners, and descriptive display plaques that are in keeping with the character of the building. Notice that the new walls are placed in a plane behind the shed's frame structure and brackets. This placement allows the character of the historic shed to dominate the overall appearance.



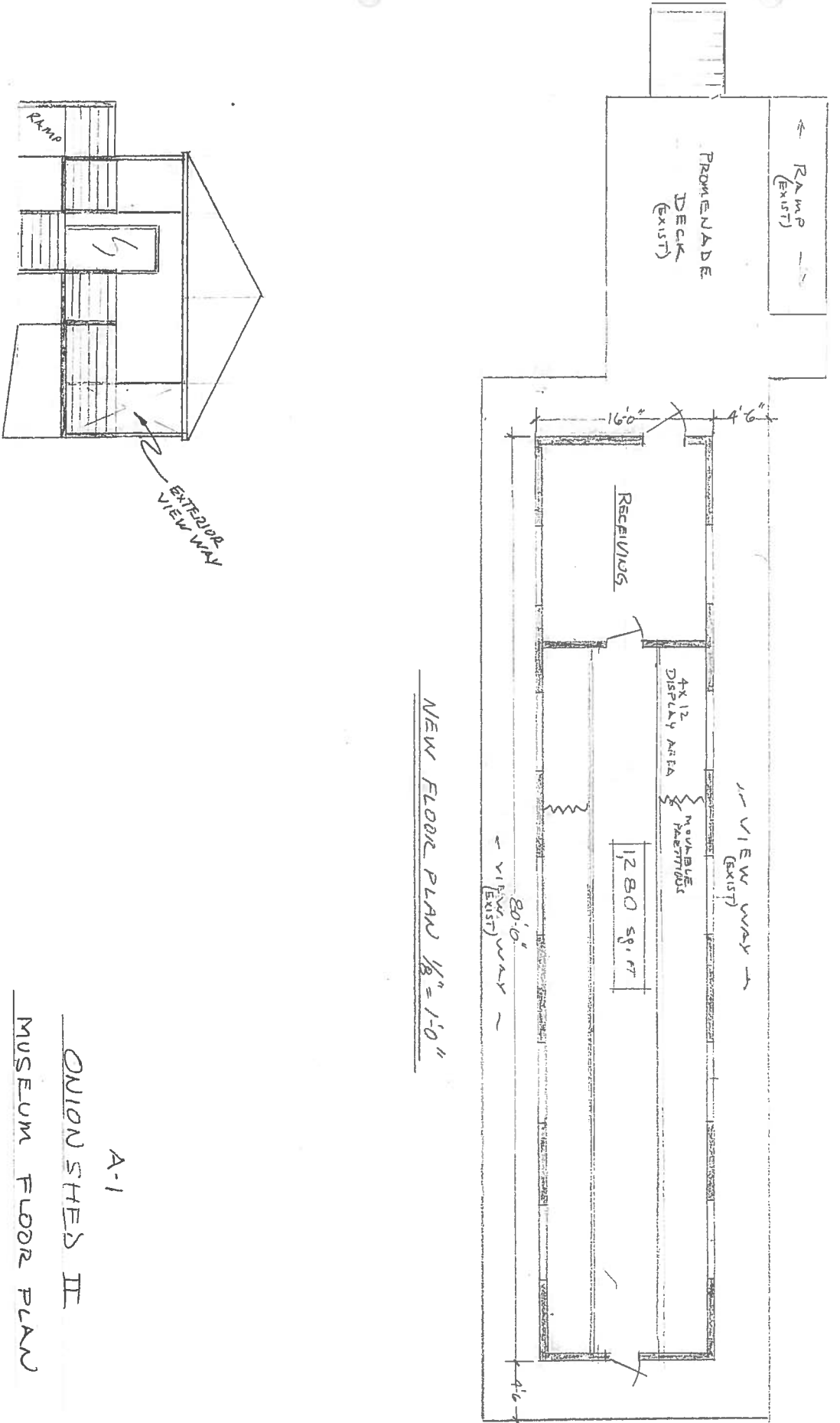
STUDY B: If having the windows go lower to the floor level is not a desirable option, you can still give the appearance of larger windows by creating a paneled bulkhead beneath the windows as shown above. This gives the building a better overall appearance than having the smaller horizontal windows alone.



STUDY C: In this last option, we are looking at using groupings of three fixed double hung windows. The windows are correctly proportioned and detailed as double hung windows, they can be kept from opening. On the one hand, the sashes that come with having double hung windows (versus no sashes in the previous schemes) will obscure the view of displays to a degree, but they may look better on the building.

The next step would be for the Museum Committee to look at and discuss these design options. Please let the Texas Main Street Center know how you hope to proceed and how we can provide further assistance.

After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Howard Langner (512) 305-9045/ howard.langner@thc.state.tx.us.



NEW FLOOR PLAN 1/8" = 1'-0"

A-1
ONION SHEDS II
MUSEUM FLOOR PLAN

By. Jim Dawkins
1-10-2012

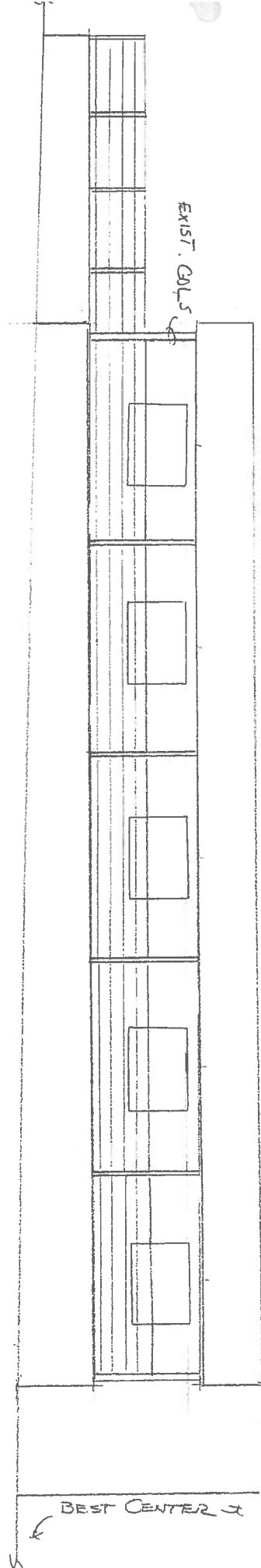
BEST CENTER

5 EXIST ROOF 2x

NEW WINDOW

EXIST. BARRICADE

NORTH ELEVATION 1/8" = 1'-0"



EXIST. COLS

SOUTH ELEVATION 1/8" = 1'-0"

SK-2
ONION SHED II
REHAB SIDE EXTERIORS
By: Jim Dawkins
1-10-2012



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, discuss and act upon Interlocal Agreements with the Farmersville Historical Society and the Farmersville Boy Scouts to continue paying utilities for these non-profit organizations

Interlocal Agreements for the Farmersville Historical Society and the Farmersville Boy Scouts are attached for your review. Both entities have agreed to the contract as presented respectively.

ACTION: Approve or disapprove the Interlocal Agreements.

(V – F)

**INTERLOCAL AGREEMENT
BY AND BETWEEN
FARMERSVILLE HISTORICAL SOCIETY
AND THE CITY OF FARMERSVILLE – (BAIN-HONAKER HOUSE)**

This Interlocal Agreement ("Agreement") is entered into by and between the CITY OF FARMERSVILLE, TEXAS ("City") and the FARMERSVILLE HISTORICAL SOCIETY ("Society") acting by and through their respective duly authorized representatives.

WHEREAS, the Farmersville Historical Society desires to have utility services provided to the Bain-Honaker House, located at 100 College, a privately owned property; and

WHEREAS, the City desires to provide utility access and to pay the utility services for the Bain-Honaker House.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

Section 1. The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

Section 2. Society hereby agrees to allow residents of the City, and their guests, use the Bain-Honaker House on evenings and weekends throughout the year and during daytime hours when tour sessions are available and is not in exchange for the City paying for all utilities used for facility uses.

Section 3. Society shall remain responsible for the maintenance and upkeep of the Bain-Honaker House and all utility related issues, including winterizing the building and repairing any leaks or other maintenance issues.

Section 4. This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

Section 5. This agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this agreement without the written consent of the other party.

Section 6. This agreement shall be effective for a period of one year from the date of execution by both parties. This agreement shall thereafter automatically renew from year to year without the necessity of any action by the parties, unless terminated in accordance with this Agreement.

Section 7. This agreement may be terminated by any party hereto upon thirty (30) days written notice to the other party.

ATTEST:

**FARMERSVILLE HISTORICAL
SOCIETY**

By: _____
Farmersville Historical Society Secretary

By: _____
President

Date: _____

Date: _____

ATTEST:

CITY OF FARMERSVILLE

By: _____
Name: Edie Sims, City Secretary

By: _____
Joseph E. Helmberger, P.E.,
Mayor

Date: _____

Date: _____

**INTERLOCAL AGREEMENT
BY AND BETWEEN
FARMERSVILLE BOY SCOUTS
AND THE CITY OF FARMERSVILLE – (SCOUT HOUSE)**

This Interlocal Agreement ("Agreement") is entered into by and between the CITY OF FARMERSVILLE, TEXAS ("City") and the FARMERSVILLE BOY SCOUTS ("Scouts") acting by and through their respective duly authorized representatives.

WHEREAS, the City recognizes that the Farmersville Boy Scouts is a vital part of Farmersville as their requirements offer and teach the skills and values they will obtain through their years in scouting to help shape their growth and development as young men. Scouts display an extraordinary commitment to promoting personal excellence, respect for outdoor life and nature, and responsible citizenship; and

WHEREAS, the Farmersville Boy Scouts desires to have utility services provided to the Scout House, located at 303 Orange Street, a privately owned property; and

WHEREAS, the City desires to provide utility access and to pay the utility services for the Scout House.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

Section 1. The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

Section 2. Scouts hereby agrees to allow residents of the City, and their guests, use of the Scout House when scouting sessions are available and is not in exchange for the City paying for all utilities used for facility uses.

Section 3. Scouts shall remain responsible for the maintenance and upkeep of the Scout House and all utility related issues, including winterizing the building and repairing any leaks or other maintenance issues.

Section 4. This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

Section 5. This agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this agreement without the written consent of the other party.

Section 6. This agreement shall be effective for a period of one year from the date of execution by both parties. This agreement shall thereafter automatically renew from year to year without the necessity of any action by the parties, unless terminated in accordance with this Agreement.

Section 7. This agreement may be terminated by any party hereto upon thirty (30) days written notice to the other party.

ATTEST:

By: _____
Farmersville Boy Scouts Secretary

Date: _____

FARMERSVILLE BOY SCOUTS

By: _____
President

Date: _____

ATTEST:

By: _____
Name: Edie Sims, City Secretary

Date: _____

CITY OF FARMERSVILLE

By: _____
Joseph E. Helmberger, P.E.,
Mayor

Date: _____



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, discuss and act upon removal of refuse, a City wide cleanup with a series of articles to inform customers

Information from the contract with IESI is attached.

ACTION: Receive information from City Manager Ben White. Action as deemed by Council.

(V – G)

4.4 Brush/Bulky Wastes and White Goods Collection:

Contractor shall provide a collection service for Brush/Bulky Wastes, White Goods and/or Bundles one (1) time per week to all Residential Customers, unless otherwise specified. Contractor agrees to collect such large objects and quantities of waste as described in definitions for Brush/Bundle and Bulky Wastes; provided, that the Bulky Waste or Brush/Bundles (A) are placed at the curbside no later than 7:00 a.m. on the scheduled collection day, (B) are reasonably contained, and (C) do not exceed two (2) cubic yards. Contractor shall only be responsible for collecting, hauling and disposing Bulky Waste, White Goods and Brush/Bundles in accordance with this Contract from Residential Units. White Goods containing refrigerants will not be collected by the Contractor unless such White Goods have been certified in writing by a professional technician to have had all such refrigerants removed.

4.5 Additional Services:

A. Dead Animals: Contractor may provide for the special collection of Dead Animals at Residential, Commercial, and Industrial Units upon such terms and conditions as are mutually agreed upon by Contractor and the City. Contractor has no obligation to pick up Dead Animals.

B. Storm Event Debris: In the event of a major storm event, as determined by the Office of the City Manager, the Contractor shall provide, at City's request, the ability to assist residents of the City in the disposal of such Storm Event Debris. The Contractor will be compensated for Storm Contract for Citywide Solid Waste Collection Page 12 of 36 Event Debris services provided, if any, in accordance with the rates and fees provided for in Exhibit 'A'.

C. Christmas Tree Recycling/Mulching Program: The Contractor shall provide annual Christmas tree mulching services during the second weekend in January, at no cost to the City. The City will market and advertise the event. The residents of the City can dispose of Christmas trees at a designated site(s) up to the second weekend in January. During the second week of January of each Agreement Year the designated site(s) will be closed to the Customers of the City and the Contractor will mulch all trees. The Contractor will provide the mulching equipment, and mulched trees will be available to regular Customers at no charge, or may be used by the City.

3.3 Brush/Bundle: Tree, shrub and brush trimmings or newspapers and magazines securely tied together forming an easily handled package not exceeding four feet in length or fifty (50) lbs. in weight.

3.4 Bulky Wastes: Stoves, water tanks, washing machines, furniture, refrigerators (with all CFCs [chlorofluorocarbons] removed and all CFCs properly certified as having been removed by a duly licensed individual), Construction Debris (generated by the Residential Customer only) and other similar waste materials. Bulky Waste shall not include Dead Animals, Hazardous Waste, or any single item measuring in excess of two (2) cubic yards or two hundred (200) pounds in weight.

Cost per cubic yard = \$10.00



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Consider, approve or disapprove removing stop signs on Farmersville Parkway

A map showing the four-way stop signs is attached

ACTION: Receive information from City Manager Ben White. Action as deemed by Council.

(V – H)



Collin County Interactive
www.collincountytx.gov



DISCLAIMER

Source data compiled from Collin County database. This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for boundary dispute or locational conflict.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Discuss and direction to send residency on the first floor in the CA District back to P&Z for review and recommendation

The original ordinance that was declined by Council is attached.

ACTION: Action as deemed by Council.

(V – I)

**CITY OF FARMERSVILLE
ORDINANCE O-2012-0327-001**

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," THROUGH THE AMENDMENT OF ARTICLE II, "ZONING DISTRICTS," BY AMENDING SUBPARAGRAPH (2) OF SECTION 77-91, "CENTRAL AREA DISTRICT," TO LIMIT RESIDENTIAL USES ON THE FIRST FLOOR OF A BUILDING IN THE CENTRAL AREA DISTRICT TO 30% OF THE OVERALL SQUARE FOOTAGE OF THE FIRST FLOOR OF A BUILDING LOCATED IN THE CENTRAL AREA DISTRICT; REPEALING ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to make available the opportunity to have residences in the Central Area District; and

WHEREAS, the City Council of the City of Farmersville, Texas finds that all prerequisites to the adoption of this Ordinance have been met; and

WHEREAS, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to allow residential living spaces on the first floor in the Central Area District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:

SECTION 1. INCORPORATION OF FINDINGS

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," BY AMENDING SUBPARAGRAPH (2) OF SECTION 77-91, "CENTRAL AREA DISTRICT," TO LIMIT RESIDENTIAL USES ON THE FIRST FLOOR OF A BUILDING IN THE CENTRAL AREA DISTRICT TO 30% OF THE OVERALL SQUARE FOOTAGE OF THE FIRST FLOOR OF A BUILDING LOCATED IN THE CENTRAL AREA DISTRICT.

From and after the effective date of this Ordinance, Section 77-91, entitled "Central Area District," is hereby amended by deleting Subparagraph (2) in its entirety and replacing it with a new Subparagraph (2) to read as follows:

- "(2) A building in the CA District may be used for residential purposes by the owner or occupant of the entire structure provided however that such residential use shall be limited solely to:

- (a) a maximum of thirty percent (30%) of the overall square footage of the first floor and placed on that portion of the first floor at the farthest portion of the building away from the City Square with the remaining seventy percent (70%) of the first floor actually being used for retail or other commercial use; and
- (b) the second floor and above of the building.”

SECTION 3. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. GOVERNMENTAL IMMUNITY

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Farmersville in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

SECTION 7. INJUNCTIONS

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 8. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

SECTION 9. EFFECTIVE DATE

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

PASSED on first and final reading on the 27th day of March, 2012, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 27th DAY OF MARCH, 2012.

APPROVED:

BY: _____
Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Alan D. Lathrom, City Attorney



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: April 10, 2012
SUBJECT: Approve TIRZ docs including Bylaws, Interlocal Agreement, Feasibility Analysis, Finance Plan and Project Plan

The TIRZ Board is active now after holding their first meeting on March 21st. The TIRZ Board recommends the Council approve the following (attached):

- Bylaws for the TIRZ
- Interlocal Agreement between the City of Farmersville and Collin County
- Feasibility Analysis
- Finance Plan
- Project Plan

ACTION: Approve or disapprove documents as presented.

(V – J)

City of Farmersville
Farmersville Tax Increment Financing Reinvestment Zone No. 1
BYLAWS

A R T I C L E I

POWERS AND PURPOSE

Section 1. Financing Development or Redevelopment in the Z1. In order to implement the purposes for which Tax Increment Financing Reinvestment Zone No.1, City of Farmersville, Texas (the "Zone") was formed, as set forth in **Ordinance No. 2011-1219-002**, approved on second reading December 19, 2011, creating the Zone, the City of Farmersville, Texas (the "City") may issue obligations to finance all or part of the cost of implementing the "project plan" for the Zone as defined in the Tax Increment Financing Act of the Tax Code, Chapter 311, Vernon's Texas Codes Annotated (the "Act").

Section 2. Books and Records: Approval of Programs and Financial Statements. The Board of Directors shall keep correct and complete books and records of account and shall also keep minutes of its proceedings and the proceedings of committees having any of the authority of the Board of Directors. All books and records of the Zone may be inspected by any director or his agent or attorney for any proper purpose at any reasonable time; and at all times the City Council and the City Auditor will have access to the books and records of the Zone. The City Council must approve all programs and expenditures for the Zone and annually review any financial statements of the Zone.

A R T I C L E I I

BOARD OF DIRECTORS

Section 1. Powers, Number, and Term of Office. The property and affairs of the Zone shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the Zone ("Board of Directors" or "Board"), subject to the restrictions imposed by law, the ordinance creating the Zone, and these Bylaws. It is the intention of the City Council that the Board of Directors shall function only in an advisory or study capacity with respect to the Zone and shall exercise only those powers, advisory in nature, which are either granted to the Board pursuant to the Act or delegated to the Board by the City Council.

The Board of Directors shall consist of five (5) directors: three (3) of whom shall be appointed by the City Council of the City, and two(2)members shall be appointed by the County Commissioners Court of Collin County; provided however, that if a taxing unit (other than the

City) waives its right to appoint a member to the Board, as evidenced by written resolution duly adopted by the governing body of such taxing unit, the City may appoint such Board member in its stead.

The first Board of Directors shall serve for an initial term ending December 31, 2013 or until his or her successor is appointed. Subsequent directors shall be appointed by the governing bodies of the City and County, and shall serve for two (2) year terms beginning January 1, 2014 or until their successors are appointed by the respective governing bodies.

Any director may be removed from office by the City Council for cause deemed by the City Council as sufficient for their removal in the interest of the public, but only after a public hearing before the City Council on charges publicly made, if demanded by such Board member within ten (10) days.

In the event of a vacancy caused by the resignation, death, or removal for any reason, of a director, the governing body of the respective taxing unit which made such Board appointment shall be responsible for filling the vacancy.

Section 2. Meetings of Directors. The directors shall hold their meetings within a public building in the City as the Board of Directors may from time to time determine.

Section 3. Regular and Special Meetings. Regular and Special Meetings of the Board of Directors shall be held at such times and places as shall be designated, from time to time, by the Board of Directors. All meetings of the Board shall be of a public nature unless pertaining to matters of land purchase, security, personnel, or strictly legal matters. Notice of all regular and special meetings of the Board and any committees thereof shall be posted in accordance with the provisions of Chapter 551, Texas Government Code. There shall be at least one Regular Meeting held each year.

Section 4. Emergency Meetings. Emergency Meetings of the Board of Directors shall be held whenever called by the chair, by the secretary, by a majority of the directors then in office or upon advice of or request by the City Council. The secretary shall give notice to each director of each Emergency Meeting. Notice of all Emergency Meetings shall state the purpose, which shall be the only business conducted and shall be subject to the requirements of State Law.

Section 5. Quorum. A majority three (3) of the five (5) directors holding current appointments shall constitute a quorum for the consideration of matters pertaining to the purposes of the Zone. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law.

Section 6. Conduct of Business. At the meetings of the Board of Directors, matters pertaining to the purposes of the Zone shall be considered in such order as from time to time the Board of Directors may determine.

At all meetings of the Board of Directors, the chair shall preside and in the absence of the chair, the vice chair shall exercise the power of the chair.

The secretary of the Board of Directors shall act as secretary of all meetings of the Board of Directors, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting. City staff shall provide notice of meetings and prepare meeting agendas.

Within five (5) days of approval of minutes for each Regular Meeting, Special and Emergency meeting, a copy of the approved minutes shall be submitted to the City Secretary of the City.

Section 7. Compensation of Directors. Directors as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual reasonable expenses incurred in the performance of their duties hereunder.

Section 8. Attendance. Board members shall make every effort to attend all Regular, Special and Emergency meetings of the Board and/or Committees. The City Council may replace a City appointee of the Board or request replacement of an appointee from other taxing jurisdictions for non-attendance at three consecutive meetings.

A R T I C L E I I I

O F F I C E R S

Section 1. Titles and Term of Office. The officers of the Zone shall consist of a chair, a vice chair, a secretary, and such other officers as the Board of Directors may from time to time elect or appoint; provided however that the City Council shall, on an annual basis, appoint the chair whose term shall end on December 31 of each year. 1 (1) person may hold more than 1 (1) office, except that the chair shall not hold the office of secretary. Terms of office for officers, other than the chair, shall not exceed two (2) years.

All officers, other than the chair, shall be subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board of Directors.

A vacancy in the office of any officer, other than the chair, shall be filled by a vote of a majority of the directors.

Section 2. Powers and Duties of the Chair. The chair shall be the chief executive officer of the Board of Directors and, subject to the approval of the City Council, he/she shall be in general charge of the properties and affairs of the Zone and shall preside at all meetings of the Board of Directors.

Section 3. Vice Chair. The Vice chair shall be a member of the Board of Directors, shall have such powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers of the chair during that officer's absence or inability to act. Any action taken by the vice chair in the performance of the duties of the chair shall be conclusive evidence of the absence or inability to act of the chair at the time such action was taken.

Section 4. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors in books provided for the purpose, he/she shall have charge of such books, records, documents and instruments as the Board of Directors may direct, all of which shall at all reasonable times be open to inspection, and he/she shall in general perform all duties incident to the office of secretary subject to the control of the City Council and the Board of Directors. The function of Secretary may be performed by City Staff.

Section 5. Compensation. Officers as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual reasonable expenses incurred in the performance of their duties hereunder.

Section 6. Staff. Staff functions for the Board of Directors may be performed by the City Manager or his designees.

A R T I C L E I V

PROVISIONS REGARDING BYLAWS

Section 1. Effective Date. These Bylaws shall become effective only upon the occurrence of the following events:

- (1) The adoption of these Bylaws by the Board of Directors, and
- (2) The approval of these Bylaws by the City Council.

Section 2. Amendments to Bylaws. These Bylaws may be amended by majority vote of the Board of Directors, provided that the Board of Directors files with the City Council a written application requesting that the City Council approve such amendment to the Bylaws, specifying in such application, the amendment or amendments proposed to be made. If the City Council by appropriate resolution finds and determines that it is advisable that the proposed amendment be made, authorizes the same to be made and approves the form of the proposed amendment, the Board of Directors shall proceed to amend the Bylaws.

After consultation with the Board of Directors, the Bylaws may also be amended at any time by the City Council by adopting an amendment to the Bylaws by resolution of the City Council and delivering the Bylaws to the secretary of the Board of Directors.

Section 3. Interpretation of Bylaws. These Bylaws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall not be affected thereby.

A R T I C L E V

GENERAL PROVISIONS

Section 1. Notice and Waiver of Notice. Unless otherwise required by State Law, whenever any notice whatsoever is required to be given under the provision of these Bylaws, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled hereto at his post office address, as it appears on the books of the Zone, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purposes of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. A waiver of notice in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 2. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the City Council. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 3. Approval or Delegation of Power by the City Council. To the extent that these Bylaws refer to any approval by the City, such approval of delegation shall be evidenced by a certified copy of an ordinance, or resolution (if permissible), duly adopted by the City Council.

Approved by the TIRZ Board of Directors on the _____ day of _____, 2012.

Approved by the Farmersville City Council on the _____ day of _____, 2012.

INTERLOCAL AGREEMENT

THE STATE OF TEXAS

COUNTY OF COLLIN

This **INTERLOCAL AGREEMENT** (the "Agreement") is made by and between the **CITY OF FARMERSVILLE, TEXAS** (the "City"), a municipal corporation and general law municipality of the State of Texas situated in Collin County, acting by and through its governing body, the City Council; **COLLIN COUNTY, TEXAS**, a body corporate and politic under the laws of the State of Texas, acting by and through its governing body, the Collin County Commissioners' Court (the "County"); and **REINVESTMENT ZONE NUMBER 1, CITY OF FARMERSVILLE** (the "Zone"), a reinvestment Zone created by the City pursuant to Chapter 311 of the Texas Tax Code, as amended, acting by and through its Board of Directors. This Agreement is made pursuant to Chapter 791 of the Texas Government Code, and Chapter 311 of the Texas Tax Code, as amended.

The City, the County and the Zone hereby agree to the following terms and conditions of this Agreement.

I. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set out below:

"Agreement" means this Interlocal Agreement between the City, the County and the Zone.

"*Captured Appraised Value*" means the captured appraised value of the Zone, as defined by Chapter 311 of the Texas Tax Code, as amended.

"City" means the City of Farmersville, Texas, and its successors and assigns. "Countersignature Date" means that date shown as the date countersigned by the City Attorney on the signature page of this Agreement.

"County" means Collin County, Texas, and its successors and assigns.

"*County Tax Increment Participation*" means the amount of the County tax levy on the Captured Appraised Value which the County agrees to contribute to the Zone pursuant to of Sections III (A) and (B) of this Agreement.

"*Project*" means the development of transportation improvements, and any supporting improvements, facilities, and infrastructure related thereto on property within the boundary of the reinvestment Zone, and as further described in the Project Plan.

"*Project Plan*" means the project plan and reinvestment Zone financing plan for the Zone, a true and correct copy of which is attached to this Agreement as **Exhibit "B"**, and such amendments and revisions to such plan as may be adopted by the Board of Directors of the Zone and approved by the City Council of the City.

"Tax Increment Fund" means the tax increment fund created by the City in the City's Depository Accounts for the Zone.

"Zone" means Reinvestment Zone Number 1, City of Farmersville, Texas, created by the City on first reading December 13, 2011 and second reading December 19, 2011, by Ordinance No. 2011-1219-002, a true and correct copy of said ordinance is attached to this Agreement as ***Exhibit "A"***. Otherwise, the terms used herein have the meanings ascribed to them in Chapter 311 of Texas Tax Code, as amended.

II. BACKGROUND

On first reading December 13, 2011 and second reading December 19, 2011, the City created the Zone by adoption of City Ordinance No. 2011-1219-002, for the purposes of development and redevelopment of the property within the Zone pursuant to the Project Plan. The City has agreed to participate in the Zone by contributing tax increments produced in the Zone to the Tax Increment Fund. The County desires to participate in the Zone in consideration for the agreements set forth below. The parties now desire to enter into an Interlocal Agreement pursuant to Section 311.013(f) of the Texas Tax Code, as amended.

III. OBLIGATIONS OF COUNTY

A. Tax Increment Participation.

For and in consideration of the agreements of the parties set forth herein, and subject to the remaining subsections of this section, the County agrees to participate in the Zone by contributing to the Tax Increment Fund during the term of this Agreement fifty percent (50%) of the tax increment attributed to the Captured Appraised Value in the Zone attributable to the County, and the County's contribution along with the contributions of the City shall fund Projects identified in the approved Project Plan, as amended, for the Zone. County participation is limited to a maximum of \$6,385,000 or thirty (30) years, whichever is reached first. In addition, the use of County funds is limited to roadways and associated storm sewer projects.

B. County Tax Increment Limitation

The County is not obligated to pay the County Tax Increment Participation from any source other than taxes collected on the Captured Appraised Value. Furthermore, the County has no duty or obligation to pay the County Tax Increment Participation from any other County taxes or revenues, or until the County Tax Increment Participation in the Zone is actually collected. The obligation to pay the County Tax Increment Participation accrues as taxes representing the County Tax Increment Participation are collected by the County, and payment shall be due on May 1 of each year the County participates in the reinvestment Zone. No interest or penalty will be charged to the County for any late payment received from the County; provided, however, the penalty and interest received by the County on any delinquent taxes from the

County Tax Increment Participation shall be paid to the Tax Increment Fund. Any portion of the taxes representing the County Tax Increment Participation that are paid to the County and subsequently refunded pursuant to a provision of the Texas Tax Code, as amended, shall be offset against future payments to the Tax Increment Fund.

C. Expansion of the Zone.

The obligation of the County to participate in the Zone is limited to the area described in the Project Plan. The County's participation does not extend to the tax increment on any additional property added to the Zone unless the County specifically agrees to participate in the additional area.

D. Board of Directors

Notwithstanding anything to the contrary in City's Ordinance creating the Zone, pursuant to the provisions of Section 311.009(a) of the Texas Tax Code, as amended, the County shall have the right to appoint and thereafter at all times maintain Two (2) members on the Board of Directors of the Zone. Failure of the County to appoint a person to the Board of Directors of the Zone shall not be deemed a waiver of the County's right to make an appointment at a later date. The County will make good faith efforts to appoint and maintain a person to serve on the Board of Directors.

IV. OBLIGATIONS OF THE CITY AND THE ZONE

A. Project Plan

Any member of the County Commissioners' Court may review and comment upon any amendment to the Project Plan prior to its approval by the City Council. The City agrees to provide the County with any proposed amendments to the Project Plan at least fourteen (14) days prior to their submission to the City Council for approval. The City agrees to work with the Zone Board of Directors to implement the Project Plan.

B. Disposition of Tax Increments

Upon termination of the Zone, and after all obligations and bonded indebtedness of the Zone have been paid, the City and the Zone shall pay to the County, within sixty (60) days of said termination, all monies remaining in the Tax Increment Fund that are attributable to the County Tax Increment Participation paid by the County into the Tax Increment Fund.

C. Audits

In the event the City creates a redevelopment authority in connection with the Zone, the City shall provide to the County a copy of each of the audits required by the agreement between the City, the Zone and any such redevelopment authority within thirty (30) days of receipt of each audit.

V. TERM AND TERMINATION

A. Agreement Term

This Agreement becomes effective as of the Countersignature Date. The term of this Agreement shall commence with the tax year beginning on January 1, 2011. This Agreement shall terminate on December 31, 2040, unless earlier terminated by the parties hereto. Nothing in this Agreement limits the authority of the Collin County Commissioners' Court to extend the term of this Agreement. Upon termination of this Agreement, the obligation of the County to contribute to the Tax Increment Fund for the Zone shall end; however, any refund obligations of the City, the Zone or any related redevelopment authority shall survive such termination.

B. Early Termination

The Zone may terminate pursuant to the provisions of Section 311.017 of the Texas Tax Code, as amended.

VI. MISCELLANEOUS

A. Severability

In the event any term, covenant or condition herein contained is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained.

In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on the County's, or any other party's, contributions or participation, then neither the County, nor any other party, shall have any liability for any incremental or other payments as may otherwise be provided for in this Agreement.

B. Entire Agreement

This Agreement merges the prior negotiations and understandings of the parties hereto and embodies the entire agreement of the parties, and there are no other agreements, assurances, conditions, covenants (express or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

C. Written Amendment

Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each party.

D. Notices

All notices required or permitted hereunder shall be in writing and shall be deemed delivered when actually received or, if earlier, on the third (3rd) day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt

requested) addressed to the respective other party at the address set out below or at such other address as the receiving party may have theretofore prescribed by notice to the sending party.

The initial addresses of the parties, which any party may change by giving written notice of its changed address to the other parties, are as follows:

City of Farmersville:

City of Farmersville
205 South Main Street
Farmersville, Texas 75442
Attn: City Manager
Telephone: 972-782-6151
Facsimile: 972-782-6604

Collin County:

County Judge Keith Self
2300 Bloomdale Road, Suite 4192
McKinney, Texas 75071
Telephone: 972-548-4623
Facsimile: 972-548-4699

Zone:

Chairman, Board of Directors
Reinvestment Zone Number One
City of Farmersville
205 South Main Street,
Farmersville, Texas 75442
Telephone: 972-782-6151
Facsimile: 972-782-6604

E. Non-Waiver

Failure of any party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any other right or remedy occurring as a result of any future default or failure of performance.

F. Assignment

No party shall assign this Agreement at law or otherwise without the prior written consent

of the other parties. No party shall delegate any portion of its performance under this Agreement without the written consent of the other parties.

G. Successors

This Agreement shall bind and benefit the parties and their legal successors. This Agreement does not create any personal liability on the part of any officer, agent or employee of the City, County, or the Zone.

H. No Waiver of Immunity

No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

IN WITNESS HEREOF, the City, the County and the Zone have made and executed this Agreement in multiple copies, each of which is an original.

CITY OF FARMERSVILLE, TEXAS

JOSEPH E. HELMBERGER, P.E., Mayor

City of Farmersville Date: _____

ATTEST:

EDIE SIMS, City Secretary

APPROVED AS TO FORM:

ALAN LATHROM, City Attorney

Date: _____

COLLIN COUNTY, TEXAS

By: _____
Name: KEITH SELF
Title: County Judge
Date: _____

ATTEST:

County Clerk
Date: _____

**REINVESTMENT ZONE NUMBER, 1
CITY OF FARMERSVILLE, TEXAS**

By: _____
Name: _____
Title: Chairman, Board of Directors
Date: _____

ATTEST:

By: _____
Name: _____
Title: Secretary, Board of Directors
Date: _____

FINAL

**FEASIBILITY ANALYSIS
(EXHIBIT D OF THE FINANCE PLAN)**

February 2012

Tax Increment Financing Reinvestment Zone No. 1

City of Farmersville, Texas

SCHRADER & CLINE, LLC

George R. Schrader

Larry D. Cline

4800 Broadway, Ste A Addison, TX 75001

972-661-1973

schcli@swbell.net

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FORWARD

Schrader & Cline, LLC was asked to prepare a Feasibility Analysis using tax increment financing to encourage accelerated development and redevelopment for **Tax Increment Financing Reinvestment Zone (TIRZ) No. 1 in the City of Farmersville, Texas**. The areas of the City and County within the boundary of the TIRZ need public infrastructure projects that will provide a stimulus for new development.

Section I summarizes the history of and current conditions in the area of TIRZ No. 1

Section II details the tax increment analysis.

Section III contains Exhibits.

The following projections of development, redevelopment and tax revenues are subject to change. As underlying conditions in the national and regional economy change, the pace and value of new development and redevelopment projected for the TIRZ area may shift. Future property tax rates are particularly difficult to predict given their dependence on changes in the tax base, the mix of taxes levied and the various jurisdictions' overall fiscal and budgetary policies. Thus, the projected tax increments are subject to change. The analysis of future tax increment funds is dependent on a series of projections, assumptions, and other inputs. As a result, the report should be reviewed in totality.

Neither this report nor its conclusions may be referred to or included in any prospectus or part of any offering made in connection with private syndication of equity, sale of bonds, sale of securities or sale of participation interests to the public without express written approval.

SECTION I: HISTORY AND CURRENT CONDITIONS

Farmersville originated in 1849 as a settlement on the Jefferson-McKinney Road and near Republic of Texas National Road. Farmersville was named by pioneers for their chief occupation. The town was incorporated on June 2, 1873. As the town became a trade center, agriculture kept pace. Farmersville in the 1930's was known as the "Onion Capital of North Texas", annually shipping over 1,000 carloads of onions. Along with some small industry, cattle, cotton and maize crops remain important. The population of the city has continued to increase from 2,311 in 1970 to 3,301 in 2010, a 43% increase.

As the town has grown over time, the US 380 highway corridor has become the main development spine through the City of Farmersville. But even the expansion of the highway has done little to stimulate new economic development. Real property values have stagnated since 2008 and have even declined more recently. Some method of stimulating growth along this corridor is needed, especially to create growth beyond highway retail. This will require infrastructure (roadways, storm sewer, sanitary sewer, water) which does not presently exist, to pull development beyond the immediate highway corridor. Creation of a Tax Increment Financing Reinvestment Zone (TIRZ) is needed as an economic development tool to fund the needed public infrastructure to spearhead new private development along the US 380 corridor.

SECTION H: TAX INCREMENT ANALYSIS

This section documents the detailed analysis and inputs used to generate the tax increment revenue estimates.

Tax Increment Financing involves:

- Designating an eligible redevelopment area as a Tax Increment Financing Reinvestment Zone;
- Setting the assessment base at the level of the most recent assessment; and
- Placing tax revenues generated by the increase in assessed value in a tax increment fund for funding public improvements.

Thus, future tax increment revenues depend on four elements:

- The timing and added value of new development;
- Appreciation of existing land and improvements;
- The loss of value from any existing improvements demolished to make way for new development; and
- Future tax rates and the percentage of participation of the taxing jurisdiction.

Assessment policies typically set building assessments at 100 percent of fair market value, which are generally comparable to construction costs for new construction. Assessed values are established as of January 1 of the tax year. Thus, development in 2011 goes on the tax rolls for the Tax Year 2012. The 2011 certified taxable value of real property in the TIRZ boundary is \$54,203,918. This value is the base tax value. In this analysis, to be conservative, no increase in existing values or in value of new development after completion has been included.

All taxes from the existing 2011 certified value of both real and business personal property will continue to flow to the City and County. During the 30-year life of the TIRZ, 100% of taxes on increased real property value from the City and 50% of taxes on increased real property value from the County will flow to the TIRZ Fund: The County will receive 50% of taxes on increased real property value. Both the City and County will receive 100% of the taxes from the increased business personal property value.

For the purpose of determining the expected increase in value within the TIRZ boundary, the area was divided into nineteen (19) development tracts as shown in Exhibit 1 and Exhibit 2. Within each development tract, the expected increase in value was determined as shown in Exhibit 3. Once these values were determined, development time frames were applied as shown in Exhibit 4. Over the next thirty (30) years, it is projected that within the TIRZ boundary, the following new development will occur:

Commercial --	980,000 square feet
Retail --	660,000 square feet
Industrial --	977,000 square feet
Single-Family --	674 units
Multi-Family --	1,250 units

This new development will add an additional \$347,215,000 to the City and County real property taxable value (see Exhibit 5).

Based on the increase in value shown in Exhibit 5, and the tax rate participation outlined previously, the income to the TIRZ Fund will total \$39,909,000 as shown in Exhibit 6. This TIRZ Fund estimate exceeds the \$31,500,000 for infrastructure projects listed in the Project Plan by almost 27%.

CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1

SECTION HI: EXHIBITS

EXHIBIT 1

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

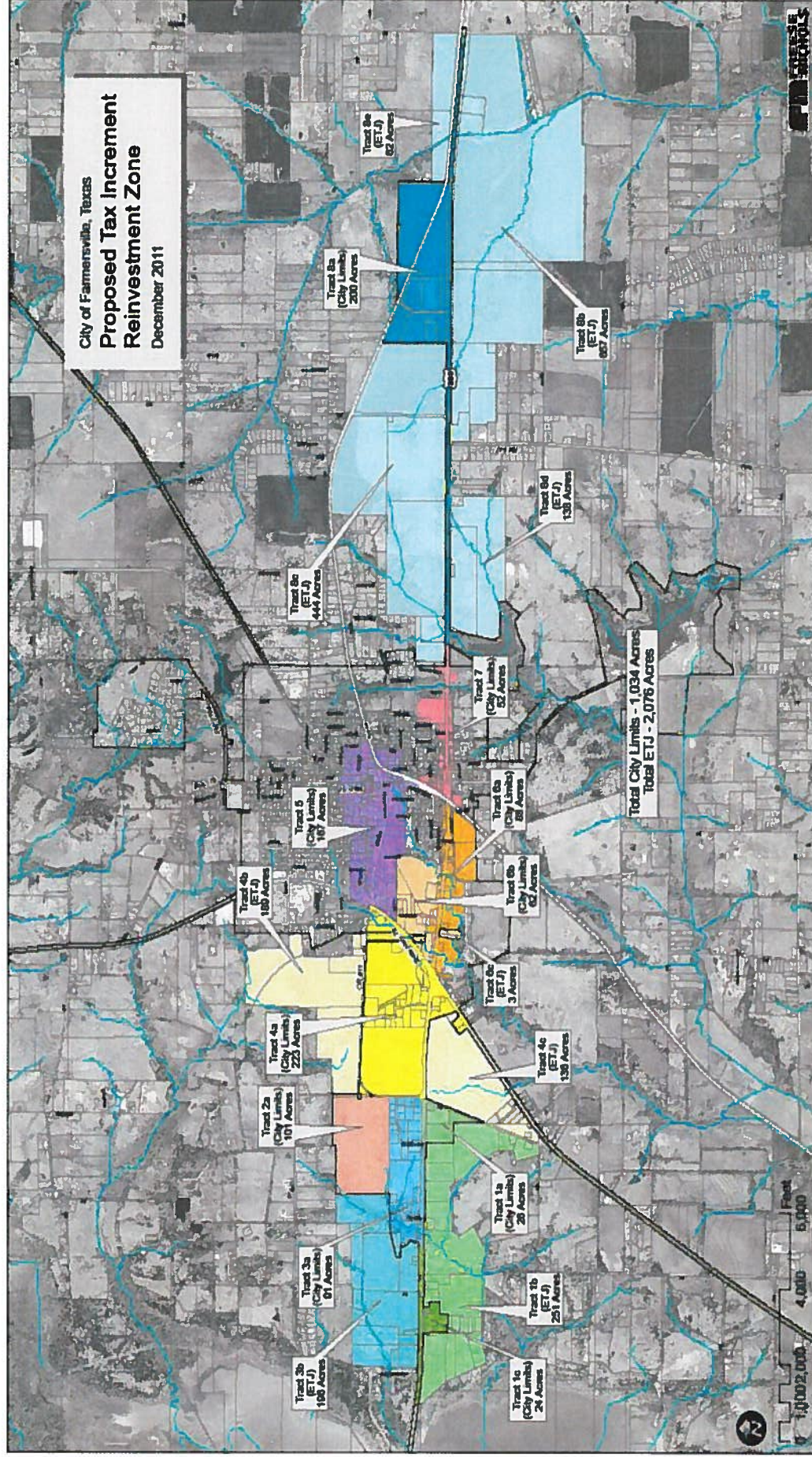


EXHIBIT 2

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

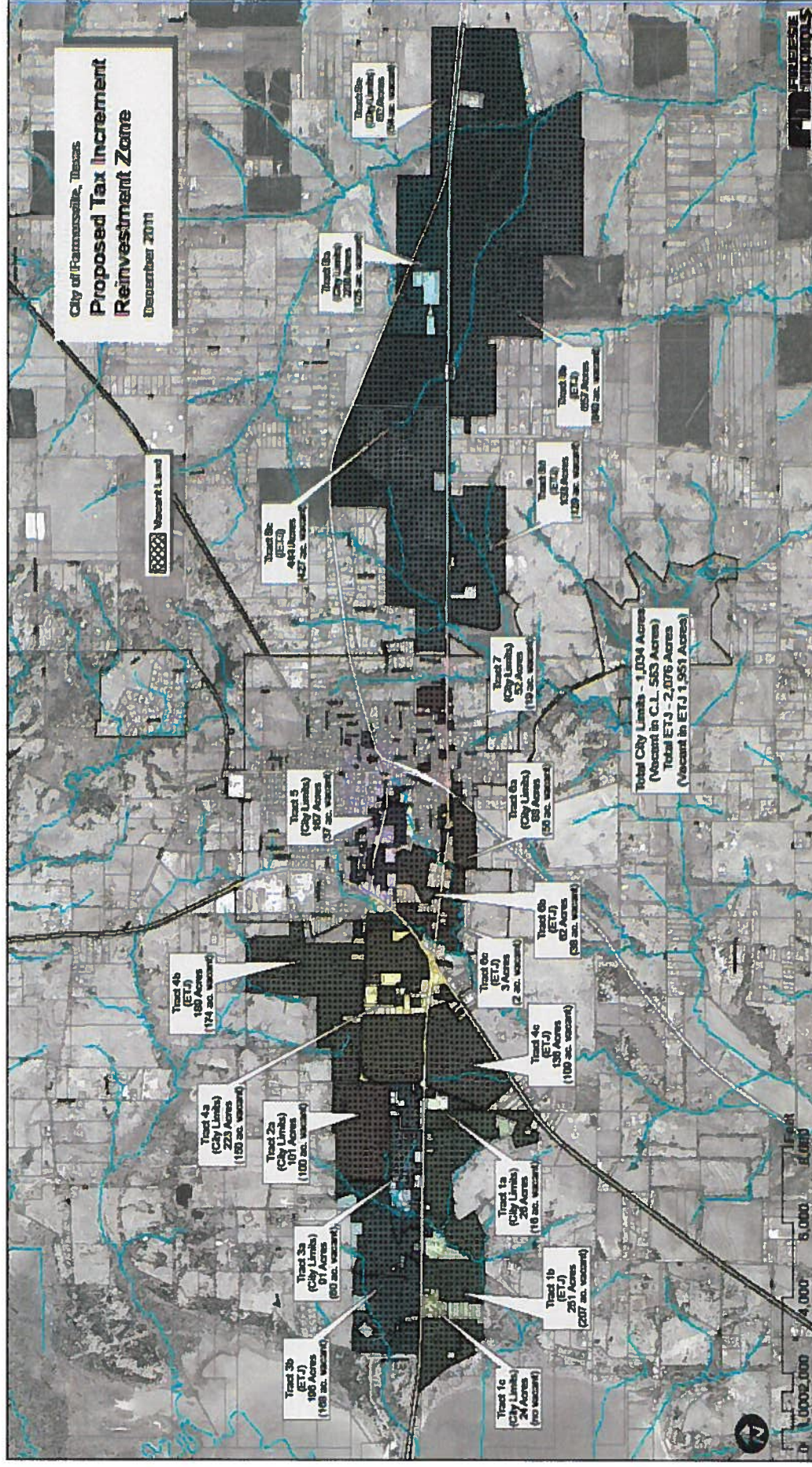


EXHIBIT 3

**CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
DEVELOPMENT ANALYSIS DETAIL**

TRACT	DEVELOPMENT ANALYSIS
--------------	-----------------------------

1a	<p>Info from Kim Wiens at EMP</p> <p>Retail — 10.28 ac. (approx.) = 24,800 SF = \$1,800,000</p> <p>Bank — 1.043 ac. = 3,000 SF = \$400,000</p> <p>Storage — 3.8 ac. = 20,000 SF = \$500,000</p>
1b	<p>251 ac., 207 ac. vacant</p> <p>Highway Retail — 35 ac. (5,000 LF frontage @ 300' deep = 1,500,000 SF)</p> <p>10% lot coverage = 150,000 SF @ \$60/SF = \$9,000,000</p> <p>Single-Family — 207 - 35 = 172 ac., 20% developed = 34 ac.</p> <p>34 ac. @ 4 du/ac. = 136 un @ \$175K/un = \$23,800,000</p>
1c	<p>24 ac., 0 ac. vacant</p> <p>No development</p>
2	<p>Used information provided by developer except extended development time frame from 5 to 11 years.</p> <p>101 ac., 100 ac. vacant</p> <p>Assisted Living -- \$13,500,000</p> <p>Medical Office -- \$10,000,000</p> <p>Retail -- \$3,000,000</p> <p>Storage -- \$6,000,000</p> <p>Single-Family -- 298 un @ \$140K/un = \$41,720,000</p> <p>Multi-Family — 360 un @ \$75K/un = \$27,000,000</p>
3a	<p>91 ac., 60 ac. vacant</p> <p>Highway Retail — 27.5 ac. (4,000 LF frontage @ 300' deep = 1,200,000 SF)</p> <p>10% lot coverage = 120,000 SF @ \$60/SF = \$7,200,000</p> <p>Multi-Family — 60 ac. - 27.5 ac. = 32.5 ac.</p> <p>32.5 ac. @ 15% coverage = 212,355 SF (say 212,000 SF)</p> <p>212,000 SF @ 1,000 SF/un = 212 un @ \$60K/un = \$12,720,000</p>
3b	<p>196 ac., 168 ac. vacant</p> <p>Highway Retail — 20.7 ac. (3,000 LF frontage @ 300' deep = 900,000 SF)</p> <p>10% lot coverage = 90,000 SF @ \$60/SF = \$5,400,000</p> <p>Single-Family — 168 ac. - 20.7 ac. = 147.3 ac. @ 20% dev. = 29.5 ac.</p> <p>29.5 ac. @ 4 du/ac. = 118 du @ \$175K/un = \$20,650,000</p>

EXHIBIT 3 (CON'T)

- 4a 223 ac., 75 ac. reserved, 75 ac. vacant
 Highway Retail — 20.7 ac. (3,000 LF frontage @ 300' deep = 900,000 SF)
 10% lot coverage = 90,000 SF @ \$60/SF = \$5,400,000
 Multi-Family — 75 ac. - 20.7 ac. = 54.3 ac.
 54.3 ac. @ 15% coverage = 354,796 SF (say 355,000 SF)
 355,000 SF @ 1,000 SF/un = 355 un @ \$60K/un = \$21,300,000
- 4b 188 ac., 174 ac. vacant
 Street Retail — 20.7 ac. (3,000 IF frontage @ 300' deep = 900,000 SF)
 10% lot coverage = 90,000 SF @ 50% dev. = 45,000 SF
 45,000 SF @ \$50/SF = \$2,250,000
 Single-Family — 174 ac. - 20.7 ac. = 153.3 ac. @ 20% dev. = 30.66 ac.
 30.66 ac. @ 4 du/ac. = 122 un @ 175K/un = \$21,350,000
- 4c 136 ac., 109 ac. vacant
 Highway Retail — 20.7 ac. (3,000 LF frontage @ 300' deep = 900,000 SF)
 10% lot coverage = 90,000 SF @ \$60/SF = \$5,400,000 Multi-Family
 — 109 ac. - 20.7 ac. = 88.3 ac. @ 25% dev. = 22 ac. 22 ac. @
 15% coverage = 143,748 SF (say 144,000 SF) 144,000 SF @
 1,000 SF/un = 144 un @ \$60K/un = \$8,640,000
- 5 167 ac., 37 ac. vacant
 Assume 4,000 SF of development every 5 years
 4,000 SF/yr 5 times = 20,000 SF @ 60K/SF = \$1,200,000
- 6a 87 ac., 56 ac. vacant
 Assume redevelopment and new development on 40 ac.
 40 ac. @ 15% coverage = 261,360 SF @ \$60/SF = \$15,680,000
- 6b 62 ac., 38 ac. vacant
 Assume mixed-use development
 38 ac. @ 15% coverage = 248,292 SF @ \$60/SF = \$14,900,000
- 6c 3 ac., 2 ac. vacant
 Assume no development
- 52 ac., 19 ac. vacant
 Assume redevelopment and new development on 25 ac.
 25 ac. @ 15% coverage = 163,350 SF @ \$60/SF = \$9,800,000

EXHIBIT 3 (CON'T)

- 8a 188 ac., 125 ac. vacant
125 ac. @ 5% coverage = 272,250 SF @ \$60/SF = \$16,335,000
25 years of 30 year build out = \$13,625,000
- 8b 659 ac., 640 ac. vacant
640 ac. @ 5% coverage = 1,393,920 SF @ \$60/SF = \$83,635,000
15 years of 30 year build out - \$41,817,600
Assume 50% developed = \$20,908,800
- 8c 443 ac., 427 ac. vacant
427 ac. @ 5% coverage = 930,000 SF @ \$60/5F = \$55,800,000 18
years of 30 year build out = \$33,480,000
Assume 50% developed = \$16,740,000
- 8d 139 ac., 129 ac. vacant
129 ac. @ 5% coverage = 280,960 SF @ \$60/SF = \$16,857,600
20 years of 30 year build out = \$11,238,400
Assume 50% development = \$5,619,200
- 8e 54 ac., 54 ac. vacant
54 ac. @ 5% coverage = 117,612 SF @ \$60/SF = \$7,050,000 15
years of 30 year build out = \$3,525,000
Assume 50% developed = \$1,762,500

EXHIBIT 4

**CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

FUTURE DEVELOPMENT ASSUMPTIONS

TRACT	ASSUMPTIONS		
Ia 26 ac. 16 ac. vac.	Used information provided by developer		
	Retail	2012 - 2015	\$1,800,000
	Bank	2013	400,000
	Storage	2016	500,000
	TOTAL		\$2,700,000
Ib 251 ac. 207 ac. vac.	Highway Retail	2021 - 2040	\$9,000,000
	Single-Family (20% dev.)	2026 - 2040	23,800,000
	TOTAL		\$32,800,000
Ic 24 ac.	N/A		
2 101 ac. 100 ac. vac.	Used information provided by developer except extended development time frame from 5 to 11 years		
	Assisted Living	2013, 2016, 2019	\$13,500,000
	Medical Office	2013, 2016, 2019, 2022	10,000,000
	Retail	2015, 2017	3,000,000
	Storage	2014, 2017, 2020	6,000,000
	Single-Family	2012 - 2022	41,720,000
	Multi-Family	2016, 2019, 2022	27,000,000
	TOTAL		\$101,220,000
3a 91 ac. 60 ac. vac.	Highway Retail	2013 - 2035	\$7,200,000
	Multi-Family	2018, 2021	12,720,000
	TOTAL		\$19,920,000
3b 196 ac. 168 ac. vac.	Highway Retail	2021 - 2040	\$5,400,000
	Single-Family (20% dev.)	2021 - 2040	20,650,000
	TOTAL		\$26,050,000
4a 223 ac. 75 ac. vac. 75 ac. CCCC	Highway Retail	2016 - 2040	\$5,400,000
	Multi-Family	2020, 2025	21,300,000
	TOTAL		\$26,700,000

EXHIBIT 4 (CON'T)

TRACT	ASSUMPTIONS		
4b 188 ac. 174 ac. vac.	Street Retail (50% dev.) Single-Family (20% dev.) TOTAL	2026 - 2040 2026 - 2040	\$2,200,000 21,350,000 \$23,550,000
4c 136 ac. 109 ac. vac.	Highway Retail Multi-Family (25% dev.) TOTAL	2026 - 2040 2030, 2035	\$5,400,000 8,640,000 \$14,040,000
5 167 ac. 37 ac. vac.	4,000 SF of development every 5 years	2016, 2021, 2026, 2031, 2036	\$1,200,000
6a 87 ac. 56 ac. vac.	Redevelopment & New development 40 ac. @ 15% coverage	2014 - 2040	\$15,680,000
6b 62 ac. 38 ac. vac.	Mixed-Use 38 ac. @ 15% coverage	2014 - 2040	\$14,900,000
6c 3 ac. 2 ac. vac.	N/A		
7 52 ac. 19 ac. vac.	Redevelopment & New development 25 ac. @ 15% coverage	2014 - 2040	\$9,800,000
8a 188 ac. 125 ac. vac.	Light Industrial 125 ac. @ 5% coverage 30-year build out	2016 - 2040	\$13,625,000

(CON'T)

TRACT 1		ASSUMPTIONS	
8b 659 ac. 640 ac. vac.	Light Industrial 531 ac. @ 5% coverage 30-year build out	2026 - 2040	\$20,908,800
8c 443 ac. 427 ac. vac.	Light Industrial 427 ac. @ 5% coverage 30-year build out	2023 - 2040	\$16,740,000
8d 139 ac. 129 ac. vac.	Light Industrial 129 ac. @ 5% coverage 30-year build out	2021 - 2040	\$5,619,200
8e 54 ac. 54 ac. vac.	Light Industrial 54 ac. @ 5% coverage 30-year build out	2026 - 2040	\$1,762,500
GRAND TOTAL			
			<u>\$347,215.500</u>

EXHIBIT 5**FUTURE DEVELOPMENT - \$K**

YEAR	TRACT																			TOTAL
	1a	1b	1c	2a	3a	3b	4a	4b	4c	5	6a	6b	6c	7	8a	8b	Sc	8d	8e	
2011																				0
2012	750			1,120																1,870
2013	400			9,800	313															10,513
2014	450			6,200	313						580	555		360						8,458
2015	600			5,700	313						580	555		360						8,108
2016	500			20,200	313		216			240	580		555 -	360	545					23,509
2017				7,700	313		216				580		555 -	360	545					10,269
2018					6,673						580		555 -	360	545					13,129
2019				20,200	313		216				580		555 -	360	545					22,769
2020				6,200	313		10,866				580		555 -	360	545					19,419
2021		450		4,200	6,673	1,303	216			240	580		555 -	360	545			280		15,402
2022			450--	15,700	313	1,303	216				580	555		360	545			280		20,302
2023			450--		313	1,303	216				580	555		360	545		930	280		5,532
2024			450--		313	1,303	216				580		555 -	360	545		930	280		5,532
2025			450--		313	1,303	10,866				580		555 -	360	545		930	280		16,182
2026		2,030			313	1,303	216	1,570	360	240	580		555 -	360	545	1,394	930	280	117	10,793
2027		2,030			313	1,303	216	1,570	360		580		555 --	360	545	1,394	930	280	117	10,553
2028		2,030			313	1,303	216	1,570	360		580		555 --	360	545	1,394	930	280	117	10,553
2029		2,030			313	1,303	216	1,570	360		580	555	--	360	545	1,394	930	280	117	10,553
2030		2,030			313	1,303	216	1,570	4,680		580	555		360	545	1,394	930	280	117	14,873
2031		2,030			313	1,303	216	1,570	360	240	580	555		360	545	1,394	930	280	117	10,793
2032		2,030			313	1,303	216	1,570	360		580		555 --	360	545	1,394	930	280	117	10,553
2033		2,030			313	1,303	216	1,570	360		580		555 --	360	545	1,394	930	280	117	10,553
2034		2,030			313	1,303	216	1,570	360		580		555 --	360	545	1,394	930	280	117	10,553
2035		2,030			314	1,303	216	1,570	4,680		580		555 --	360	545	1,394	930	280	117	14,874

EXHIBIT 6

**CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

TIRZ FUND

YEAR	NEW DEVELOPMENT, \$K	CUMULATIVE NEW DEVELOPMENT, \$K	TIRZ FUND, \$K*
2011			
2012	1,870	1,870	
2013	10,513	12,383	14
2014	8,458	20,841	93
2015	8,108	28,949	156
2016	23,509	52,458	217
2017	10,269	62,727	393
2018	13,129	75,856	470
2019	22,769	98,625	569
2020	19,419	118,044	740
2021	15,402	133,446	885
2022	20,302	153,748	1,001
2023	5,532	159,280	1,153
2024	5,532	164,812	1,195
2025	16,182	180,994	1,236
2026	10,793	191,787	1,357
2027	10,553	202,340	1,438
2028	10,553	212,893	1,518
2029	10,553	223,446	1,597
2030	14,873	238,319	1,676
2031	10,793	249,112	1,787
2032	10,553	259,665	1,868
2033	10,553	270,218	1,947
2034	10,553	280,771	2,027
2035	14,874	295,645	2,106
2036	10,480	306,125	2,217
2037	10,240	316,365	2,296
2038	10,240	326,605	2,373
2039	10,240	336,845	2,450
2040	10,370	347,215	2,526
2041			<u>2,604</u>
TOTAL	347,215	347,215	39,909**

*Based on 2011 tax rates of:

City - \$0.63/\$100 valuation
 Co. (50%) - 0.12/5100 valuation
 TOTAL \$0.75/\$100 valuation

**City contribution: \$33,524,000 (84%)
 County contribution: \$6,385,000 (16%)

FINAL

FINANCE PLAN

February 2012

Tax Increment Financing Reinvestment Zone No. 1

City of Farmersville, Texas

SCHRADER & CLINE, LLC

George R. Schrader

Larry D. Cline

4800 Broadway, Ste A Addison, TX 75001

972-661-1973

scheWswbell.net

The Financing Plan provides information on the projected monetary impact that the formation of the Tax Increment Financing Reinvestment Zone (TIF) could have on the property described in *Finance Plan Exhibit: A* and shown in *Finance Plan Exhibit: B*. It will also describe how that impact can be utilized to enhance the area and region through leveraging the resources of the City in the project.

Below is a summary of the Financing Plan items required by law.

1. **The proposed public improvements in the TIF may include:**
 - Capital costs, including the actual costs of the construction of public works, public improvements, new buildings, structures, and fixtures; and the actual costs of the acquisition of land and the clearing and grading of land;
 - Financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - Any real property assembly costs;
 - Professional service costs, including those incurred for architectural, planning, engineering, and legal advise and services;
 - Any relocation costs;
 - Organizational costs, including costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the TIF, and the cost of implementing the project plan for the TIF;
 - Interest before and during construction and for one (1) year after completion of construction, whether or not capitalized;
 - The amount of any contributions made by the municipality from general revenue for the implementation of the project plan;
 - Imputed administrative costs, including reasonable charges for the time spent by employees of the municipality in connection with the implementation of a project plan;
 - The cost of operating the TIF and project facilities; and
 - Payments made at the discretion of the governing body of the municipality that the municipality finds necessary or convenient to the creation of the TIF or to the implementation of the project plans for the TIF.

FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL

The specific capital improvement projects anticipated to be undertaken in the Farmersville TIF No. 1, are included in *Finance Plan Exhibit: C*.

2. **Estimated Project Cost of TIF, including administrative expenses.**
 - Project costs are estimated at approximately \$31.5 million dollars. Specific cost estimates are included in *Finance Plan Exhibit: C*.
3. **Economic Feasibility Study.**
 - An economic feasibility analysis has been completed and is included as *Finance Plan Exhibit: D*.
4. **The estimated amount of bonded indebtedness to be incurred.**
 - If initial project costs are not advanced by a Developer, the City of Farmersville may consider issuing bonds.
5. **The time when related costs or monetary obligations are to be incurred.**
 - Please refer to *Finance Plan Exhibit: C* for details regarding the type of improvement costs anticipated. The timing will be monitored by the TIF Board to insure adequate TIF funds or funds from other sources are available.
6. **A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the TIF.**
 - Project costs will be financed through loans advanced by developers or by the use of tax increment funds received on a pay-as-you-go basis. No new debt is envisioned at this time, but bonds may be issued at a later date with debt service supported by tax increment funds or funds from other sources. The revenue sources will be the real property taxes captured by the TIF, or other sources which will be used to fund project costs or bond debt service. For the Financial Plan, the City will participate at 100% of the City tax rate for thirty (30) years, and the County will participate at 50% of the County tax rate for thirty (30) years, all on the incremental taxable value and all as shown in *Finance Plan Table 2 and Table 4*.
7. **The current total appraised value of taxable real property in the TIF.**
 - The current appraised base value of the taxable real property in the TIF using the 2011 certified taxable values provided by the Appraisal District is \$54,203,918.
8. **The estimated appraised value of the improvements in the TIF during each year of its existence.**
 - The estimated appraised value of the improvements in the TIF per year is listed in the following FINANCE PLAN TABLE 1 and TABLE 3.

**ASSESSED REAL PROPERTY VALUE INCLUDING
ANTICIPATED NEW DEVELOPMENT
YEARS 2011-2040 (CITY OF FARMERSVILLE)**

YEAR	TOTAL ASSESSED VALUE, \$K
2011	54,204
2012	56,074
2013	66,587
2014	75,045
2015	83,153
2016	106,662
2017	116,931
2018	130,060
2019	152,829
2020	172,248
2021	187,650
2022	207,952
2023	213,484
2024	219,016
2025	235,198
2026	245,991
2027	256,544
2028	267,097
2029	277,650
2030	292,523
2031	303,316
2032	313,869
2033	324,422
2034	334,975
2035	349,849
2036	360,329
2037	370,569
2038	380,809
2039	391,049
2040	401,419

- The estimated annual incremental funds available from future development in the TIF are listed in the following table.
- 9. The duration of the TIF:**
- The TIF was created in 2011; It is proposed that the TIF exist for thirty (30) years with termination of the TIF set as 2040 or the date when all project costs are paid and debt is retired, whichever comes first.

FINANCE PLAN - FARMERS VILLE TIF NO. 1 FINAL

TABLE 2

**ANNUAL INCREMENTAL FUNDS PROVIDED FOR TIF No. 1
YEARS 2011-2041**

Year	ASSESSED VALUE \$K	BASE ASSESSED VALUE \$K	ANNUAL CUM. CAPTURED VALUE \$K	TIF FUND, \$K
2011	54,204	54,204	--	--
2012	56,074	54,204	1,870	--
2013	66,587	54,204	12,383	14
2014	75,045	54,204	20,841	93
2015	83,153	54,204	28,949	156
2016	106,662	54,204	52,458	217
2017	116,931	54,204	62,727	393
2018	130,060	54,204	75,856	470
2019	152,829	54,204	98,625	569
2020	172,248	54,204	118,044	740
2021	187,650	54,204	133,446	885
2022	207,952	54,204	153,748	1,001
2023	213,484	54,204	159,280	1,153
2024	219,016	54,204	164,812	1,195
2025	235,198	54,204	180,994	1,236
2026	245,991	54,204	191,787	1,357
2027	256,544	54,204	202,340	1,438
2028	267,097	54,204	212,893	1,518
2029	277,650	54,204	223,446	1,597
2030	292,523	54,204	238,319	1,676
2031	303,316	54,204	249,112	1,787
2032	313,869	54,204	259,665	1,868
2033	324,422	54,204	270,218	1,947
2034	334,975	54,204	280,771	2,027
2035	349,849	54,204	295,645	2,106
2036	360,329	54,204	306,125	2,217
2037	370,569	54,204	316,365	2,296
2038	380,809	54,204	326,605	2,373
2039	391,049	54,204	336,845	2,450
2040	401,419	54,204	347,215	2,526
2041	--	--	--	2,604
TOTAL	401,419	54,204	347,215	39,909

TIF CONTRIBUTION TAX RATE / \$100 VALUATION

City of Farmersville --	\$0.63 (100%)
Collin County -	0.12 (50%)
TOTAL	\$0.75

FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL EXHIBIT A

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
BOUNDARY DESCRIPTION**

OBJECTID	Direction	Distance	COGO_Start
6	N 1-29-59 E	366.63	Point of Beginning
7	S 89-31-48 W	846.67	
8	N 1-8-17 E	240.3	
9	S 83-9-28 W	18.374	
10	S 4-23-15 E	31.38	
11	S 25-34-4 W	84.3	
12	N 57-59-45 W	63.4	
13	S 68-38-20 W	43.41	
14	S 82-20-26W	152.07	
15	N 2-15-31 E	64.66	
16	N 73-25-47 W	113.14	
17	S 17-19-50W	136.62	
18	N 89-17-53 W	112.991	
19	N 25-19-30 W	49.007	
20	N 82-33-1 W	144.831	
21	N 35-9-3 W	153.284	
22	S 88-44-51W	91.522	
23	S 83-42-38W	31.942	
24	S 47-33-47 W	23.712	
25	S 35-32-13 W	21.506	
26	S 70-20-49 W	14.867	
27	S 45-0-3 W	17.677	
28	S 75-57-46W	14.431	
29	S 83-34-16 W	17.862	
30	S 72-38-47 W	16.763	
31	S 47-5-56 W	33.787	
32	S 41-54-20 W	26.201	
33	S 33-41-21 W	12.62	
34	S 0-0-0 W	30	
35	S 22-37-8 W	9.75	
36	S 68-11-54 W	18.849	
37	S 72-19-46 W	29.649	
38	S 86-45-32 W	26.543	
39	N 75-51-48 W	34.804	
40	N 48-22-2 W	21.073	
41	N 55-42-39 W	13.314	
42	N 63-26-14 W	14.535	
43	N 74-58-49 W	21.224	
44	N 86-25-30 W	16.031	
45	S 81-52-15 W	21.213	
46	S 71-57-49 W	11.305	
47	S 63-52-13 W	14.758	
48	N 3-41-8 E	38.079	

FINANCE PLAN - FARMERS VILLE TIF NO. 1**FINAL****EXHIBIT A (CON'T)**

49	N 19-9-35 W	57.93
50	N 42-47-22 E	155.14
51	N 34-53-36 W	135.62
52	N 47-1-25 E	72.494
53	N 66-41-29 W	58.51
54	N 24-58-37 E	26.52
55	N 54-22-40 E	57.036
56	N 81-11-14 W	223.205
57	N 8-4-3 E	79.96
58	N 82-41-42 W	108.354
59	S 8-2-23 W	313.345
60	S 73-39-45 W	110
61	N 8-1-24 E	429.925
62	N 16-0-12 W	20.49
63	S 73-52-58 W	52.1
64	S 52-21-41 W	792.686
65	S 43-25-12 W	20.184
66	S 35-32-15 E	110.005
67	S 53-14-27 W	177.278
68	N 33-33-50 W	113.182
69	S 51-55-52 W	545.657
70	S 52-28-19W	2028.594
71	S 40-9-21 W	109.034
72	S 60-43-44W	156.233
73	S 53-16-35 W	92.069
74	S 51-57-57W	906.967
75	S 51-24-48 W	184.017
76	N 89-29-11 W	302.191
77	N 72-15-0 W	44.88
78	S 88-54-22W	100.825
79	N 89-29-18 W	228.423
80	N 13-25-OW	703.978
81	N 71-58-2 E	310.459
82	N 0-30-13 W	438.006
83	N 22-23-43 W	371.244
84	N 26-53-46 W	153.57
85	N 42-13-10 W	187.44
86	N 30-28-10 W	244.2
87	N 61-20-40 W	114.058
88	N 45-15-18 W	204.752
89	N 29-0-13 W	495.599
90	S 84-54-40W	757.312
91	N 89-57-9 W	443.04
92	S 32-34-31 W	245.672
93	S 32-6-54 E	516.115
94	S 61-16-11 W	555.082
95	S 63-3-46W	272.135
96	N 46-23-12 W	98.091
97	N 78-12-4 W	259.741

99	N 89-54-19 W	334.268
100	S 32-30-23 W	38.627
101	S 89-40-8W	365.023
102	N 85-0-23 W	13.181
103	N 83-0-31 W	13.181
104	N 80-30-30 W	19.77
105	N 77-30-22 W	19.77
106	N 74-30-27 W	19.77
107	N 71-30-31 W	19.77
108	N 68-10-23 W	100.917
109	N 59-38-58 W	23.109
110	N 65-38-56 W	16.51
111	N 70-39-1 W	16.511
112	N 76-8-49 W	19.81
113	N 81-27-50 W	15.28
114	N 89-34-5 W	489.649
115	N 74-35-33 W	10.957
116	N 67-5-40 W	12.519
117	N 57-35-36 W	17.202
118	N 45-30-46 W	20.559
119	S 88-37-11 W	315.684
120	S 75-8-46 W	366.013
121	S 86-51-49W	126.996
122	N 22-24-41 W	340.597
123	N 22-24-41 W	962.477
124	N 37-45-40 W	1025.66
125	N 11-25-40 E	219.706
126	S 79-29-49 E	300.14
127	S 83-5-56 E	656.74
128	N 1-29-4 E	806.514
129	N 2-38-24 E	1160.816
130	S 88-51-2 E	554.22
131	N 89-55-10 E	1585.103
132	N 0-29-3 E	32.539
133	N 89-18-3 E	1600.723
134	N 0-19-9 W	411.304
135	N 89-51-17 E	27.418
136	N 0-6-7 W	66.151
137	S 90-0-0 E	604.179
138	S 85-52-12 E	131.162
139	N 87-35-19 E	224.523
140	N 90-0-0 E	1055.271
141	N 1-1-46 E	99.972
142	S 89-50-59 E	1308.464
143	N 77-26-11 E	72.506
144	S 89-48-30 E	903.513
145	N 0-49-28 W	456.523
146	N 90-0-0 E	1365.836
147	N 0-48-56 W	334.187

FINANCE		PLAN - FARMERS VILLE TIF NO. 1	FINAL
		EXHIBIT A (CON'T)	
149	S 89-35-8 E	1106.182	
150	N 89-35-15 E	303.095	
151	S 0-58-16 E	264.078	
152	S 24-34-53 E	154.2	
153	S 0-20-41 E	922.171	
154	N 89-33-35 E	366.805	
155	S 0-20-15 W	375.868	
156	S 82-24-9W	591.184	
157	S 0-46-5 E	1467.406	
158	S 88-0-11 E	585.11	
159	S 0-12-53 W	428.815	
160	S 86-34-35 E	203.481	
161	S 86-21-47 E	30.521	
162	N 0-3-0 E	22.983	
163	S 75-49-59 E	405.839	
164	N 69-46-17 E	60.017	
165	N 23-53-48 E	407.175	
166	N 30-49-19 E	238.234	
167	S 89-54-37 E	1150.685	
168	S 8-52-21 E	29.859	
169	N 90-0-0 E	747.008	
170	N 0-0-0 E	249.003	
171	N 90-0-0 E	460.022	
172	N 0-0-0 E	122.391	
173	S 89-47-25 E	333.882	
174	S 88-48-13 E	297.462	
175	S 89-53-14 E	208.58	
176	S 0-0-0 W	110.326	
177	S 89-7-39 E	831.512	
178	S 0-35-34 E	529.889	
179	N 88-45-1 E	27.275	
180	S 3-0-33 E	289.898	
181	S 71-42-55 W	193.349	
182	S 0-17-45 E	926.912	
183	S 89-29-18 W	868.222	
184	S 1-4-44 E	458.028	
185	N 87-38-47 E	156.476	
186	S 3-14-30W	203.776	
187	N 88-14-39 E	39.606	
188	S 0-22-40 W	154.189	
189	S 88-51-43 W	75.515	
190	S 1-28-12 E	75.027	
191	S 90-0-0 W	22.985	
192	S 0-25-4 W	92.106	
193	N 89-14-55 E	8.881	
194	S 0-43-35 E	58.58	
195	N 86-56-54 E	49.865	
196	S 0-30-51 E	76.652	
197	N 88-22-35 E	268.823	

198 N 89-34-5 E 317.969

FINANCE		PLAN - FARMERS VILLE TIF NO. 1	FINAL
		EXHIBIT A (CON'T)	
199	S 1-36-44 E	81.466	
200	S 89-32-40 E	139.024	
201	S 77-44-9 E	37.589	
202	N 89-39-38 E	194.853	
203	N 0-0-0 E	140.464	
204	N 90-0-0 E	224.742	
205	S 0-0-0 W	35.755	
206	N 89-23-16 E	209.578	
207	N 0-12-58 E	254.486	
208	S 87-43-17 E	16.182	
209	N 0-2-52 W	418.955	
210	N 89-41-34 E	656.26	
211	S 0-0-34 W	760.442	
212	S 89-39-58 E	187.41	
213	S 0-18-37 E	74.274	
214	S 89-22-24 E	354.078	
215	N 82-44-12 E	93.384	
216	N 0-0-0 E	269.932	
217	N 90-0-0 E	322	
218	N 0-20-32 E	572.91	
219	N 89-26-16 E	1181.9	
220	N 0-41-25 E	891.065	
221	S 89-21-45 E	691.89	
222	S 89-39-29 E	971.921	
223	S 89-36-28 E	949.272	
224	N 1-28-31 E	1731.342	
225	N 87-44-59 E	101.862	
226	S 89-38-14 E	675.272	
227	S 87-25-15 E	94.892	
228	S 85-39-15 E	94.89	
229	S 83-53-14 E	94.891	
230	S 82-24-22 E	74.449	
231	S 80-42-43 E	74.448	
232	S 79-1-11 E	74.45	
233	S 77-19-43 E	74.448	
234	S 75-38-4 E	74.448	
235	S 74-7-42 E	87.93	
236	S 72-12-17 E	87.933	
237	S 70-16-54 E	87.93	
238	S 68-21-33 E	87.931	
239	S 66-45-54 E	116.25	
240	S 65-39-19 E	116.249	
241	S 64-32-44 E	116.249	
242	S 64-12-45 E	647.158	
243	S 64-18-11 E	2071.707	
244	S 64-16-17 E	1118.377	
245	S 64-31-40 E	58.426	
246	N 89-52-51 E	76.993	
247	S 89-52-29 E	3056.239	

248 S 0-14-3 W 1022.662

FINANCE PLAN - FARMERS VILLE TIF NO. 1**FINAL****EXHIBIT A (CON'T)**

249	S 89-30-2 E	1925.931
250	S 89-18-49 E	2048.406
251	S 0-26-31 W	871.828
252	S 14-4-21 W	109.754
253	S 0-2-56 W	1545.715
254	S 81-18-5W	2405.409
255	S 29-17-10 E	340.45
256	S 14-3-43 E	116.249
257	S 25-9-25 E	119.142
258	S 2-3-58 W	71.659
259	S 25-9-12 E	963.927
260	S 28-3-49 E	24.339
261	S 23-3-44 E	36.498
262	S 18-33-52 E	18.256
263	S 14-33-45 E	30.419
264	S 9-33-48 E	30.42
265	S 5-2-39 E	37.852
266	N 89-43-54 W	1252.016
267	S 0-53-35 W	95.338
268	N 89-29-0 W	3082.276
269	N 0-38-13 E	1225.311
270	S 89-30-50 W	218.038
271	S 89-30-50 W	1548.478
272	N 89-41-17 W	400.156
273	N 1-0-0 E	1428.42
274	N 89-57-4 W	1290.553
275	N 89-58-11W	792.793
276	N 0-35-44 W	280.594
277	S 90-0-0 W	53.48
278	N 0-0-0 E	513.794
279	S 90-0-0 W	463.267
280	N 0-12-38 E	610.058
281	S 87-52-41W	144.165
282	N 89-47-59 W	546.87
283	N 87-3-51 W	200.45
284	S 89-23-18 W	248.93
285	N 89-45-4 W	541.68
286	S 0-30-15 W	410.967
287	S 89-38-6 E	272.575
288	S 0-31-28 W	1281.56
289	S 89-57-40 W	2798.98
290	N 1-16-36 E	238.987
291	S 71-46-30 W	229.825
292	N 87-45-19 W	696.686
293	N 27-4-20 W	201.805
294	N 10-38-15 E	1320.909
295	N 89-43-29 W	396.983
296	N 27-38-59 E	45.753
297	N 89-43-45 W	132.059

299	N 85-56-43 W	74.222	
300	S 0-2-10 W	217.699	
301	N 89-2-14 W	242.26	
302	N 0-1-2 W	235.537	
303	N 83-4-5 W	84.179	
304	N 89-19-38 W	386.617	
305	S 1-34-25 W	77.402	
306	S 86-47-53 W	637.533	
307	S 89-36-20W	196.554	
308	S 86-46-11 W	346.05	
309	S 88-41-54 W	71.618	
310	S 70-20-43 W	37.847	
311	S 89-24-40 W	315.454	
312	S 61-47-28 W	36.635	
313	S 89-30-54W	209.413	
314	N 0-34-19 W	90.803	
315	N 88-29-34 W	305.089	
316	S 42-38-52 W	65.069	
317	S 89-41-16 W	276.351	
318	S 5-8-11 W	268.376	
319	S 89-57-18W	364.448	
320	N 1-25-54 E	137.306	
321	S 37-25-35 W	627.425	
322	S 67-15-30W	147.302	
323	S 87-38-44W	1382.771	
324	N 89-16-16 W	50	to point of beginning contains 3,108.57 Acres

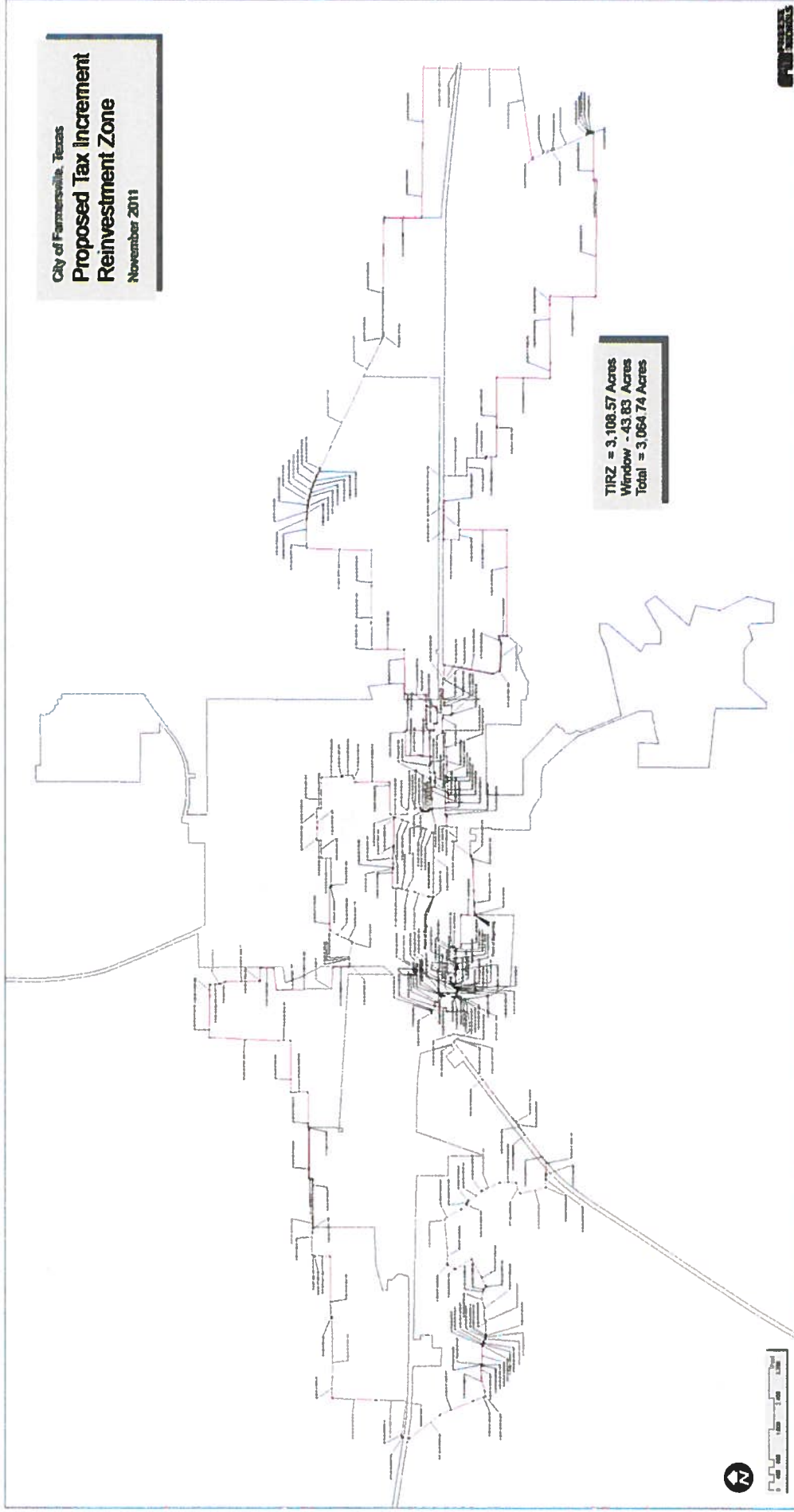
FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL

EXHIBIT A (CON'T)

SAVE AND EXCEPT

	BEFORE TIF Direction	Distance	COGO_Start
325	N 9-47-9 E	117.38	Point of beginning
326	N 17-30-3 E	387.77	
327	N 11-56-29 E	235.927	
328	N 16-44-39 E	131.237	
329	N 8-7-48 E	94.235	
330	N 1-40-13 E	143.273	
331	N 89-51-13 E	513.029	
332	S 0-24-9 W	7.47	
333	N 89-20-35 E	136.092	
334	S 89-10-28 E	435.451	
335	S 0-0-0 W	13.59	
336	S 89-48-21 E	801.802	
337	S 27-54-3 W	19.934	
338	S 21-43-2 W	226.387	
339	S 20-24-59 W	154.802	
340	S 21-43-1 W	306.322	
341	S 20-21-43 W	120.545	
342	S 15-27-43 W	84.529	
343	S 29-39-21 W	185.727	
344	S 25-22-6 W	48.486	
345	S 90-0-0 W	1049.131	
346	N 89-27-55 W	640.256	to the Point of beginning
			Contains 43.83 Acres

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**



CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
PUBLIC IMPROVEMENTS

ITEM	COST, \$K
Roadways & Storm Sewer	21,000
Sanitary Sewer (incl. Lift Stations)	2,500
Water	2,250
Community Center	5,000
Park Upgrades	500
Administration	250
TOTAL	31,500

FINAL

PROJECT PLAN

February 2012

Tax Increment Financing Reinvestment Zone No. 1

City of Farmersville, Texas

SCHRADER & CLINE, LLC

George R. Schrader

Larry D. Cline

4800 Broadway, Ste A Addison, TX 75001

972-661-1973

seheliawbell.net

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

February 2012

The City of Farmersville, Texas established Tax Increment Financing Reinvestment Zone ("TIRZ") No. 1 for the purpose of dedicating the increase in tax revenue generated within the TIRZ to provide funds for public infrastructure to encourage accelerated development and redevelopment along the US 380 corridor. The TIRZ consists of approximately 3,065 acres and is more fully described in *Project Plan Exhibit A*.

The City created this TIRZ to encourage accelerated development and redevelopment in this area of the City in an effort to stimulate new higher value, higher density development which would benefit and be incentivized from the proposed public infrastructure improvements. It is expected that the TIRZ will exist for thirty (30) years or the date when all project costs are paid, whichever comes first.

As set forth in Section 311.011 of the Tax Increment Financing Act of the Texas Tax Code Ann., the Project Plan for Tax Increment Financing Reinvestment Zone No. 1, Farmersville, Texas must and does include the following elements:

1. A map showing existing uses and conditions of real property in the TIRZ and a map showing proposed improvements to and proposed use of the property.

- The boundaries of the TIRZ are shown on the map labeled *Project Plan Exhibit: B*;
- *Project Plan Exhibit: C* shows existing land use within the TIRZ. Currently, the area is generally undeveloped and contains less than thirty percent residential.
- *Project Plan Exhibit: D* lists public improvements being proposed for the TIRZ;
- *Project Plan Exhibit: E* shows anticipated Future Land Use within the TIRZ.

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances.

- Any changes to codes, ordinances, or master plan as a result of the creation of the TIRZ will be made through the standard process and procedures of the City.

3. A list of estimated non-project costs.

- Non-project costs within the TIRZ are those development costs not paid for by the TIRZ. These costs will include, but are not limited to, \$347.215 million, which is comprised of new private development.

4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

- Although not anticipated, in the process of developing the TIRZ, any relocation will be made through the standard process and procedures of the City.

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A

CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
BOUNDARY DESCRIPTION

OBJECTID	Direction	Distance	COGO_Start
6	N 1-29-59 E	366.63	Point of Beginning
7	S 89-31-48W	846.67	
8	N 1-8-17 E	240.3	
9	S 83-9-28 W	18.374	
10	S 4-23-15 E	31.38	
11	S 25-34-4 W	84.3	
12	N 57-59-45 W	63.4	
13	S 68-38-20 W	43.41	
14	S 82-20-26W	152.07	
15	N 2-15-31 E	64.66	
16	N 73-25-47 W	113.14	
17	S 17-19-50W	136.62	
18	N 89-17-53 W	112.991	
19	N 25-19-30 W	49.007	
20	N 82-33-1 W	144.831	
21	N 35-9-3 W	153.284	
22	S 88-44-51W	91.522	
23	S 83-42-38 W	31.942	
24	S 47-33-47 W	23.712	
25	S 35-32-13 W	21.506	
26	S 70-20-49 W	14.867	
27	S 45-0-3 W	17.677	
28	S 75-57-46 W	14.431	
29	S 83-34-16 W	17.862	
30	S 72-38-47 W	16.763	
31	S 47-5-56 W	33.787	
32	S 41-54-20 W	26.201	
33	S 33-41-21 W	12.62	
34	S 0-0-0 W	30	
35	S 22-37-8 W	9.75	
36	S 68-11-54 W	18.849	
37	S 72-19-46 W	29.649	
38	S 86-45-32 W	26.543	
39	N 75-51-48 W	34.804	
40	N 48-22-2 W	21.073	
41	N 55-42-39 W	13.314	
42	N 63-26-14 W	14.535	
43	N 74-58-49 W	21.224	
44	N 86-25-30 W	16.031	
45	S 81-52-15 W	21.213	
46	S 71-57-49 W	11.305	
47	S 63-52-13 W	14.758	
48	N 3-41-8 E	38.079	

PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A (CON'T)

49	N 19-9-35 W 57.93
50	N 42-47-22 E 155.14
51	N 34-53-36 W 135.62
52	N 47-1-25 E 72.494
53	N 66-41-29 W 58.51
54	N 24-58-37 E 26.52
55	N 54-22-40 E 57.036
56	N 81-11-14 W 223.205
57	N 8-4-3 E 79.96
58	N 82-41-42 W 108.354
59	S 8-2-23 W 313.345
60	S 73-39-45 W 110
61	N 8-1-24 E 429.925
62	N 16-0-12 W 20.49
63	S 73-52-58 W 52.1
64	S 52-21-41 W 792.686
65	S 43-25-12 W 20.184
66	S 35-32-15 E 110.005
67	S 53-14-27W 177.278
68	N 33-33-50 W 113.182
69	S 51-55-52 W 545.657
70	S 52-28-19W 2028.594
71	S 40-9-21 W 109.034
72	S 60-43-44 W 156.233
73	S 53-16-35 W 92.069
74	S 51-57-57 W 906.967
75	S 51-24-48 W 184.017
76	N 89-29-11 W 302.191
77	N 72-15-0 W 44.88
78	S 88-54-22W 100.825
79	N 89-29-18 W 228.423
80	N 13-25-OW 703.978
81	N 71-58-2 E 310.459
82	N 0-30-13 W 438.006
83	N 22-23-43 W 371.244
84	N 26-53-46 W 153.57
85	N 42-13-10 W 187.44
86	N 30-28-10 W 244.2
87	N 61-20-40 W 114.058
88	N 45-15-18 W 204.752
89	N 29-0-13 W 495.599
90	S 84-54-40W 757.312
91	N 89-57-9 W 443.04
92	S 32-34-31 W 245.672
93	S 32-6-54 E 516.115
94	S 61-16-11 W 555.082
95	S 63-3-46 W 272.135
96	N 46-23-12 W 98.091
97	N 78-12-4 W 259.741

PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A (CON'T)

98	S 72-3-35 W 238.604
99	N 89-54-19 W 334.268
100	S 32-30-23W 38.627
101	S 89-40-8 W 365.023
102	N 85-0-23 W 13.181
103	N 83-0-31 W 13.181
104	N 80-30-30 W 19.77
105	N 77-30-22 W 19.77
106	N 74-30-27 W 19.77
107	N 71-30-31 W 19.77
108	N 68-10-23 W 100.917
109	N 59-38-58 W 23.109
110	N 65-38-56 W 16.51
111	N 70-39-1 W 16.511
112	N 76-8-49 W 19.81
113	N 81-27-50 W 15.28
114	N 89-34-5 W 489.649
115	N 74-35-33 W 10.957
116	N 67-5-40 W 12.519
117	N 57-35-36 W 17.202
118	N 45-30-46 W 20.559
119	S 88-37-11 W 315.684
120	S 75-8-46W 366.013
121	S 86-51-49 W 126.996
122	N 22-24-41 W 340.597
123	N 22-24-41 W 962.477
124	N 37-45-40 W 1025.66
125	N 11-25-40 E 219.706
126	S 79-29-49 E 300.14
127	S 83-5-56 E 656.74
128	N 1-29-4 E 806.514
129	N 2-38-24 E 1160.816
130	S 88-51-2 E 554.22
131	N 89-55-10 E 1585.103
132	N 0-29-3 E 32.539
133	N 89-18-3 E 1600.723
134	N 0-19-9 W 411.304
135	N 89-51-17 E 27.418
136	N 0-6-7 W 66.151
137	S 90-0-0 E 604.179
138	S 85-52-12 E 131.162
139	N 87-35-19 E 224.523
140	N 90-0-0 E 1055.271
141	N 1-1-46 E 99.972
142	S 89-50-59 E 1308.464
143	N 77-26-11 E 72.506
144	S 89-48-30 E 903.513
145	N 0-49-28 W 456.523
146	N 90-0-0 E 1365.836
147	N 0-48-56 W 334.187

EXHIBIT A (CON'T)

148	N 2-26-28 E	1831.892
149	S 89-35-8 E	1106.182
150	N 89-35-15 E	303.095
151	S 0-58-16 E	264.078
152	S 24-34-53 E	154.2
153	S 0-20-41 E	922.171
154	N 89-33-35 E	366.805
155	S 0-20-15 W	375.868
156	S 82-24-9W	591.184
157	S 0-46-5 E	1467.406
158	S 88-0-11 E	585.11
159	S 0-12-53 W	428.815
160	S 86-34-35 E	203.481
161	S 86-21-47 E	30.521
162	N 0-3-0 E	22.983
163	S 75-49-59 E	405.839
164	N 69-46-17 E	60.017
165	N 23-53-48 E	407.175
166	N 30-49-19 E	238.234
167	S 89-54-37 E	1150.685
168	S 8-52-21 E	29.859
169	N 90-0-0 E	747.008
170	N 0-0-0 E	249.003
171	N 90-0-0 E	460.022
172	N 0-0-0 E	122.391
173	S 89-47-25 E	333.882
174	S 88-48-13 E	297.462
175	S 89-53-14 E	208.58
176	S 0-0-0 W	110.326
177	S 89-7-39 E	831.512
178	S 0-35-34 E	529.889
179	N 88-45-1 E	27.275
180	S 3-0-33 E	289.898
181	S 71-42-55 W	193.349
182	S 0-17-45 E	926.912
183	S 89-29-18 W	868.222
184	S 1-4-44 E	458.028
185	N 87-38-47 E	156.476
186	S 3-14-30 W	203.776
187	N 88-14-39 E	39.606
188	S 0-22-40 W	154.189
189	S 88-51-43 W	75.515
190	S 1-28-12 E	75.027
191	S 90-0-0 W	22.985
192	S 0-25-4 W	92.106
193	N 89-14-55 E	8.881
194	S 0-43-35 E	58.58
195	N 86-56-54 E	49.865
196	S 0-30-51 E	76.652
197	N 88-22-35 E	268.823

EXHIBIT A (CON'T)

198	N 89-34-5 E	317.969
199	S 1-36-44 E	81.466
200	S 89-32-40 E	139.024
201	S 77-44-9 E	37.589
202	N 89-39-38 E	194.853
203	N 0-0-0 E	140.464
204	N 90-0-0 E	224.742
205	S 0-0-0 W	35.755
206	N 89-23-16 E	209.578
207	N 0-12-58 E	254.486
208	S 87-43-17 E	16.182
209	N 0-2-52 W	418.955
210	N 89-41-34 E	656.26
211	S 0-0-34 W	760.442
212	S 89-39-58 E	187.41
213	S 0-18-37 E	74.274
214	S 89-22-24 E	354.078
215	N 82-44-12 E	93.384
216	N 0-0-0 E	269.932
217	N 90-0-0 E	322
218	N 0-20-32 E	572.91
219	N 89-26-16 E	1181.9
220	N 0-41-25 E	891.065
221	S 89-21-45 E	691.89
222	S 89-39-29 E	971.921
223	S 89-36-28 E	949.272
224	N 1-28-31 E	1731.342
225	N 87-44-59 E	101.862
226	S 89-38-14 E	675.272
227	S 87-25-15 E	94.892
228	S 85-39-15 E	94.89
229	S 83-53-14 E	94.891
230	S 82-24-22 E	74.449
231	S 80-42-43 E	74.448
232	S 79-1-11 E	74.45
233	S 77-19-43 E	74.448
234	S 75-38-4 E	74.448
235	S 74-7-42 E	87.93
236	S 72-12-17 E	87.933
237	S 70-16-54 E	87.93
238	S 68-21-33 E	87.931
239	S 66-45-54 E	116.25
240	S 65-39-19 E	116.249
241	S 64-32-44 E	116.249
242	S 64-12-45 E	647.158
243	S 64-18-11 E	2071.707
244	S 64-16-17 E	1118.377
245	S 64-31-40 E	58.426
246	N 89-52-51 E	76.993
247	S 89-52-29 E	3056.239

PROJECT PLAN - FARMERSVILLE TIRZ NO. 1**FINAL****EXHIBIT A (CON'T)**

248	S 0-14-3 W	1022.662
249	S 89-30-2 E	1925.931
250	S 89-18-49 E	2048.406
251	S 0-26-31 W	871.828
252	S 14-4-21 W	109.754
253	S 0-2-56 W	1545.715
254	S 81-18-5W	2405.409
255	S 29-17-10 E	340.45
256	S 14-3-43 E	116.249
257	S 25-9-25 E	119.142
258	S 2-3-58 W	71.659
259	S 25-9-12 E	963.927
260	S 28-3-49 E	24.339
261	S 23-3-44 E	36.498
262	S 18-33-52 E	18.256
263	S 14-33-45 E	30.419
264	S 9-33-48 E	30.42
265	S 5-2-39 E	37.852
266	N 89-43-54 W	1252.016
267	S 0-53-35 W	95.338
268	N 89-29-0 W	3082.276
269	N 0-38-13 E	1225.311
270	S 89-30-50 W	218.038
271	S 89-30-50W	1548.478
272	N 89-41-17 W	400.156
273	N 1-0-0 E	1428.42
274	N 89-57-4 W	1290.553
275	N 89-58-11 W	792.793
276	N 0-35-44 W	280.594
277	S 90-0-0 W	53.48
278	N 0-0-0 E	513.794
279	S 90-0-0 W	463.267
280	N 0-12-38 E	610.058
281	S 87-52-41W	144.165
282	N 89-47-59 W	546.87
283	N 87-3-51 W	200.45
284	S 89-23-18 W	248.93
285	N 89-45-4W	541.68
286	S 0-30-15 W	410.967
287	S 89-38-6 E	272.575
288	S 0-31-28 W	1281.56
289	S 89-57-40 W	2798.98
290	N 1-16-36 E	238.987
291	S 71-46-30 W	229.825
292	N 87-45-19 W	696.686
293	N 27-4-20 W	201.805
294	N 10-38-15 E	1320.909
295	N 89-43-29 W	396.983
296	N 27-38-59 E	45.753
297	N 89-4345 W	132.059

EXHIBIT A (CON'T)

298	S 86-16-25 W	501.22	
299	N 85-56-43 W	74.222	
300	S 0-2-10 W	217.699	
301	N 89-2-14 W	242.26	
302	N 0-1-2 W	235.537	
303	N 83-4-5 W	84.179	
304	N 89-19-38 W	386.617	
305	S 1-34-25 W	77.402	
306	S 86-47-53 W	637.533	
307	S 89-36-20 W	196.554	
308	S 86-46-11 W	346.05	
309	S 88-41-54 W	71.618	
310	S 70-20-43 W	37.847	
311	S 89-24-40W	315.454	
312	S 61-47-28 W	36.635	
313	S 89-30-54W	209.413	
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315	N 88-29-34 W	305.089	
316	S 42-38-52 W	65.069	
317	S 89-41-16 W	276.351	
318	S 5-8-11 W	268.376	
319	S 89-57-18W	364.448	
320	N 1-25-54 E	137.306	
321	S 37-25-35 W	627.425	
322	S 67-15-30W	147.302	
323	S 87-38-44 W	1382.771	
324	N 89-16-16 W 50	to point of beginning	contains 3,108.57 Acres

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A (CON'T)

SAVE AND EXCEPT

	Original Direction	Distance	
325	N 9-47-9 E	117.38	Point of beginning
326	N 17-30-3 E	387.77	
327	N 11-56-29 E	235.927	
328	N 16-44-39 E	131.237	
329	N 8-7-48 E	94.235	
330	N 1-40-13 E	143.273	
331	N 89-51-13 E	513.029	
332	S 0-24-9 W	7.47	
333	N 89-20-35 E	136.092	
334	S 89-10-28 E	435.451	
335	S 0-0-0 W	13.59	
336	S 89-48-21 E	801.802	
337	S 27-54-3 W	19.934	
338	S 21-43-2 W	226.387	
339	S 20-24-59 W	154.802	
340	S 21-43-1 W	306.322	
341	S 20-21-43 W	120.545	
342	S 15-27-43 W	84.529	
343	S 29-39-21 W	185.727	
344	S 25-22-6W	48.486	
345	S 90-0-0 W	1049.131	
346	N 89-27-55 W	640.256	to the Point of beginning
			Contains 43.83 Acres

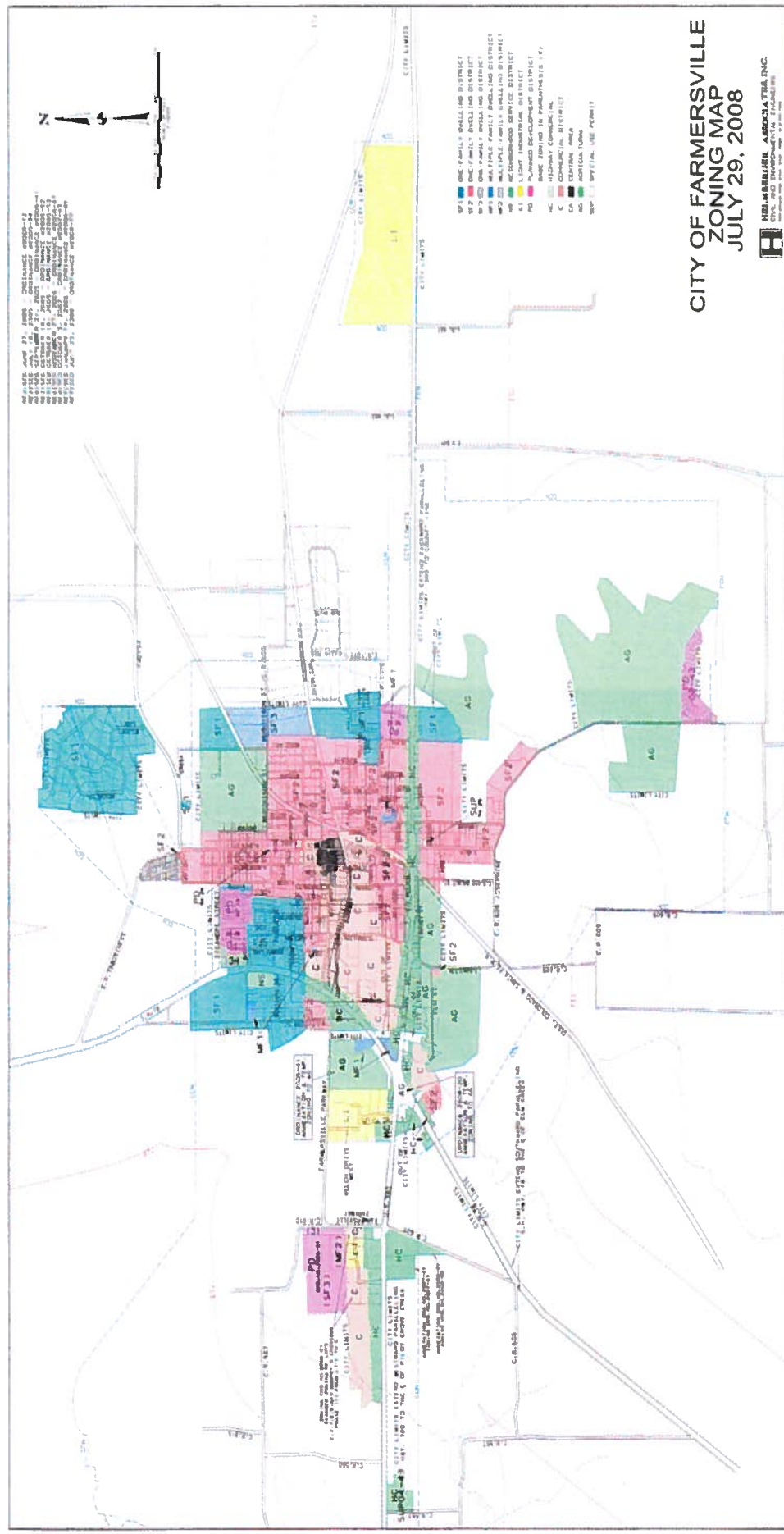
EXHIBIT B

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**



EXHIBIT C

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
EXISTING LAND USE**



PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL EXHIBIT D

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
PUBLIC IMPROVEMENTS**

ITEM	COST, \$K
Roadways & Storm Sewer	21,000
Sanitary Sewer (incl. Lift Stations)	2,500
Water	2,250
Community Center	5,000
Park Upgrades	500
Administration	250
TOTAL	31,500

PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL EXHIBIT D

(CONT'D)

CITY OF FARMERSVILLE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1 PROJECT PLAN ROAD ESTIMATED COSTS*

Assumptions

Traffic Signal = \$125,000 (full movement, non-coordinated)
Four Lane arterial (divided) per mile = \$3,900,000 \$740 per linear foot
(some drainage but no bridges)
Four Lane collector (undivided) per mile = \$500 per linear foot
Bridge for 4 lane arterial = \$2,000,000 average
Bridge/culvert for 4 lane collector = \$1,000,000 average

	Road Segment	Type	Linear Ft	Cost
Tract 1	-			
	CR 607 south of US 380	Arterial	3868	\$2,862,320
	South of US 380, west end	Collector	1813	\$906,500
	US 380 at west end	Signal		\$125,000
Tract 2				\$0
Tract 3	CR 560 north of US 380	Collector	2033	\$1,016,500
	CR 560 north of US 380	Culvert		\$1,000,000
	CR 560 at US 380	Signal		\$125,000
Tract 4	CR 611/610 North of US 380	Arterial	2760	\$2,042,400
	CR 611/612 West of SH 78	Arterial	4833	\$3,576,420
	CR 611 West of SH 78	Culvert		\$1,000,000
	CR 611 West at SH 78	Signal		\$125,000
Tract 5				\$0
Tract 6	Hamilton north of SH380	Collector	1676	\$838,000
	Hamilton north of SH380	Culvert		\$1,000,000
	Hamilton north of SH380	Signal		\$125,000
	Sid Nelson St east of Hamilton	Collector	1720	\$860,000
Tract 7				\$0
Tract 8	CR 653 north of US 380	Collector	2800	\$1,400,000
	CR 653 north of US 380	Culvert		\$1,000,000
	North of US 380, east end	Collector	1360	\$680,000
	South of US 380, east end	Collector	2801	\$1,400,500
	South of US 380, east end	Culvert		\$1,000,000
Total				\$21,082,640

*These are estimates only and are subject to detailed engineering of paving and drainage. In addition, they do not include any Right-of-Way costs and are based on today's costs with no inflation factors included.

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
PROJECT PLAN PROPOSED ROADWAYS**

