

**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
September 10, 2013, 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.
 - Old Time Saturday is coming up October 5th.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Police Department Report
- C. Code Enforcement/Animal Control Report
- D. School Resource Officer Report
- E. Fire Department Report
- F. Municipal Court Report
- G. Public Works Report
- H. Library Report
- I. 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. FEDC (4A) Financial Report
- B. FCDC (4B) Financial Report

- C. Planning & Zoning Minutes
- D. Sign Board of Appeals Minutes
- E. Capital Improvements Advisory Commission Minutes
- F. FCDC (4B) Meeting Minutes
- G. FEDC (4A) Meeting Minutes
- H. Parks Board Minutes
- I. Main Street Board Minutes
- J. Main Street Report
- K. Building & Property Standards Minutes
- L. TIRZ Minutes
- M. Farmersville Public Housing Authority
- N. North Texas Municipal Water District Board Agenda

IV. REGULAR AGENDA

- A. Consider, discuss and act upon approving the Community Development Corporation Proposed Projects for Budget Year 2013-2014
- B. Consider, discuss and act upon approving the amended Main Street Program ByLaws
- C. Consider, discuss and act upon approving the Economic Development Corporation Proposed Projects for Budget Year 2013-2014
- D. Consider, discuss and act upon a Professional Services Agreement between the Farmersville Community Development Corporation and the City of Farmersville for the Main Street Manager
- E. Consider, discuss and act upon an agreement between the Farmersville Economic Development Corporation and the City of Farmersville for electric utility funding
- F. Consider, discuss and act upon making an appointment to the Main Street Board
- G. Consider, discuss and act upon a resolution to authorize the City Manager to initiate the bid process for certain electric utility equipment and initiate the process for financing said equipment
- H. Consider, discuss and act upon a notice of award for the Safe Routes to School project to Axis Contracting, Inc.
- I. Consider, discuss and act upon accepting Nancy Foster's resignation from the Library/Civic Center Board
- J. Consider, discuss and act upon appointing a replacement to the Library/Civic Center Board
- K. Consider, discuss and act upon revising the noise ordinance regarding construction noise
- L. Update on Main Street Bridge, closures and Highway 380 improvements
- M. Update on electrical system

V. READING OF ORDINANCES

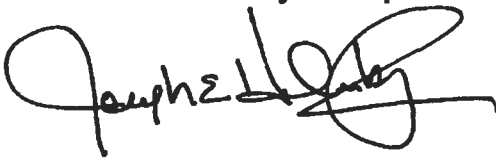
- A. Only Reading – Consider, discuss and act upon an Ordinance to adopt the budget for the fiscal year 2013-2014
- B. Only Reading – Consider, discuss and act upon an Ordinance to adopt the General Obligation Bond Series 2012 annual budget for fiscal year 2013-2014
- C. Only Reading – Consider, discuss and act upon an Ordinance to adopt the Tax Rate for fiscal year 2013-2014
- D. Only Reading – Consider, discuss and act upon an Ordinance to adopt the 2013 Tax Appraisal Roll
- E. Second Reading – Consider, discuss and act upon an ordinance to update and amend the City's Land Use Assumptions, Capital Improvement Plan, and Impact Fees

VI. REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

VII. ADJOURNMENT

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

Dated this the 6th day of September, 2013.



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 September 6, 2013 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: September 10, 2013
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

FARMERSVILLE CITY COUNCIL
MEETING MINUTES
August 13, 2013

The Farmersville City Council met in regular session on August 13, 2013 at 6:00pm in the Council Chambers at City Hall with the following members present: Mayor Helmberger, John Klostermann, Michael Hesse and Jim Foy. Absent were Michael Carr and Russell Chandler. Staff members present were City Manager Ben White, Police Chief Mike Sullivan, Fire Chief Kim Morris, City Attorney Alan Lathrom, Finance Director Daphne Hamlin, Court Clerk Christi Dowdy, Librarian Trisha Dowell and City Secretary Edie Sims.

Item I) 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. John Foster of First Baptist Church Farmersville offered the invocation with Mayor Helmberger leading the audience in the Pledge of Allegiance to the American Flag.

Mayor Helmberger offered the guests and visitors to speak on a non-agenda item with no one coming forward.

Mayor Helmberger announced a thank you letter from Charles Curington for the dedication of the Charles R. Curington Public Safety Building held August 3, 2013.

Mayor Helmberger also announced August 11, 2013 as 811 Safe Digging Day as requested by Atmos Energy.

Item II) CONSENT AGENDA

Mayor Helmberger asked the Council if any items were needed to be pulled for discussion. Mayor Helmberger requested Items G – Public Works Report be pulled for discussion. Jim Foy motioned to approve Items A, B, C, D, E, F, H and I with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

Item G – Public Works Report: Mayor Helmberger questioned an item under Street Systems regarding Highway 380, if the dates with TxDOT have changed. City Manager Ben White stated he will address this item further in the agenda item for Highway 380. Mayor Helmberger also addressed the restroom project at Rambler Park which is being held by the Farmersville Community Development Corporation. Another item under the Electric System was brought up by Mayor Helmberger regarding funding of \$15,000 by the Farmersville Economic Development Corporation for Schneider Engineering to perform energy contracting services. Any amount beyond \$15,000 will need to be reimbursed to the FEDC.

John Klostermann motioned to approve the Public Works Report with Jim Foy seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

Item III) INFORMATIONAL ITEMS

Council did not request further information or clarification regarding Informational Items.

Item IV – A) FIRST READING – CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE AMENDING CHAPTER 77, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, ARTICLE III, "NEW TYPES OF LAND USE; DISTRICTS", SECTION 77-138, "SPECIFIC USE PERMITS"

City Attorney Alan Lathrom indicated changes were made according to the request of Mayor Helmberger regarding the Specific Use Permit ordinance that was presented to the

Council on the July 23rd Council meeting. Jim Foy was reassured that once this ordinance passed that licensing and procedures will be developed for Game Rooms. Mr. Lathrom indicated the rules allowed the game room to be tied to the owner which was not proper. Under the presented method, the Specific Use Permit will run with the land and with the specified use rather than the owner. It will be easier to revoke a permit than changing the land use. If a game room is abandoned or closed for 6 months or as the ordinance states 180 days, the non-conforming rights are revoked and will be non-existent. John Klostermann motioned to approve the ordinance as presented at first reading with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – A) CONSIDER, DISCUSS AND ACT UPON THE PROPOSED TAX RATE, SET TWO PUBLIC HEARING DATES FOR THE TAX RATE, AND DIRECT STAFF IN THE PREPARATION OF AN ORDINANCE FOR THE ESTABLISHMENT OF THE SELECTED RATE

Finance Director Daphne Hamlin came before the Council recommending the same tax rate as last year of \$0.697500. With this amount, the budget is balanced and the correct values have been calculated. A budget workbook will be presented for the August 27th Council meeting. A special meeting will need to be held on September 3rd to allow a second public hearing for the tax rate. Jim Foy motioned to vote for the \$0.697500 tax rate, requesting the two public hearings be set for August 27, 2013 and September 3, 2013 and directing staff to prepare a budget ordinance with the \$0.697500 tax rate. Michael Hesse seconded the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval. Thanks were expressed to the Farmersville Times for holding the press time to allow the Notice of Public Hearing on Tax Increase to be published in this week's newspaper.

ITEM V – B) CONSIDER, DISCUSS AND ACT UPON AN AGREEMENT WITH LAKEHAVEN MUNICIPAL UTILITY DISTRICT

City Manager Ben White informed the Council he received a signed version from Lakehaven MUD at 3:00pm today, but there are changes still to be made. Starting on page 11 of the proposed agreement, sequential numbers are out of order. With the numbering being corrected will change a reference on page 16. Under Section 10, notices to the land owner needs to be changed to Julius "Jay" Hawes at a specified address in Dallas, Texas. Mr. White recommended the Council accept the agreement with the minor changes and requested the Mayor be allowed to sign the final document. The document allows for clarification and all parties have the same point of view. Jim Foy motioned to approve with the noted changes with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – C) CONSIDER, DISCUSS AND ACT UPON A LICENSE AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD FOR THE USE OF THE WATER IQ SERVICE MARK

Mayor Helmberger informed the Council the amendment presented will allow the agreement to be unending and allow the use of the Water IQ service mark until such time that the City does not wish to use the brand. Jim Foy motioned to approve the agreement as presented with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – D) CONSIDER, DISCUSS AND ACT UPON A CHANGE ORDER FOR THE CHAPARRAL TRAIL PROJECT AND UPDATE ON THE CHAPARRAL TRAIL

A change order has been presented to the Council to add sod, picnic area sign and removable bollards. City Manager Ben White indicated the project has an overage and the requested change order items were originally in the add/alternates for the project. The grass and trees will be planted at the same time either early Fall or Spring 2014. Phase 3 of the project will include a water connection to Caddo Basin and irrigation which will allow watering of the grass and trees. After Phase 3 is complete, the project should be complete. John Klostermann motioned to approve the change order as presented with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – E) CONSIDER, DISCUSS AND ACT UPON AN AGREEMENT WITH COLLIN COUNTY FOR FIREFIGHTING AND FIRE PROTECTION SERVICES

The agreement between Collin County and the City of Farmersville was presented to the Council. The Fire Chief and the City Attorney has reviewed the document and all changes have been made to accommodate all parties, including Collin County. Michael Hesse motioned to approve the agreement as presented with John Klostermann seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – F) CONSIDER, DISCUSS AND ACT UPON ACTIVITIES CONDUCTED BY THE CONTRACTORS FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS WHERE CONCRETE WILL BE POURED AT 2:00 AM ON SPECIFIC DATES

City Manager Ben White stated the contractor for the LDS Church made a request to allow concrete to be poured at 2:00am on Wednesday August 14th and Wednesday August 21st. This request is due to the extreme temperatures that we have been experiencing. Letters have been sent to the residents in the area to be aware of this situation. According to our noise ordinance, our City Attorney submitted an exception allowing this type of activity with the approval of the City Council. Mayor Helmberger encouraged the Council to approve this particular instance since the hot temperatures are not allowing the concrete to cure properly and the proper temperature. Mayor Helmberger requested the noise ordinance be brought back to the Council for revisions to allow contractors to work with the City Manager for this type of issue without Council approval. John Klostermann motioned to approve the request regarding the LDS Church contractors to pour concrete at 2:00am on specified dates with Michael Hesse seconding the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – G) CONSIDER, DISCUSS AND ACT UPON AN AGREEMENT BETWEEN THE FARMERSVILLE ISD AND THE CITY OF FARMERSVILLE REGARDING A SCHOOL RESOURCE OFFICER FOR THE 2013-2014 FISCAL YEAR

City Manager Ben White indicated some changes that needed to be addressed with the SRO Agreement prior to submitting to the Farmersville ISD. Those changes include changing the term of the agreement for the 2013-2014 school year and not the fiscal year. Under Article VI – Funding Formula, the SRO attending school extracurricular activities at the request of the Superintendent, principals or other Fisd staff will be compensated “at overtime rates.” Under the same article, the paragraph regarding the City providing a vehicle was eliminated.

A few other typographical errors are to be corrected, but those were the major changes to be addressed per Mr. White. Police Chief Mike Sullivan was asked his input on this action. Chief Sullivan stated the Fisd has hired a Police Chief for the School District and will have other officers hired to complete a Department. After the Newtown, Connecticut shooting incident last year, schools are looking at security and safety in a different light.

Chief Sullivan stated he reviewed the agreement and did not find an issue with assisting the Fisd to have their own Police Department. The cost split of 55/45 has been the same for the past several years and Chief Sullivan did not see a need to change. After this upcoming school year, the school's Police Department will be on their own and should be self sufficient from the City's Police Department. Jim Foy motioned to approve the Interlocal Agreement with the changes referenced by City Manager Ben White. John Klostermann seconded the motion. A poll of the Council was taken as follows: John Klostermann yes, Michael Hesse yes and Jim Foy yes. Motion passed with full Council approval.

ITEM V – H) UPDATE ON THE MAIN STREET BRIDGE, CLOSURES AND HIGHWAY 380 IMPROVEMENTS

City Manager Ben White stated he contacted TxDOT and was assured the Main Street Bridge would be completed in December 2013. However, please remember that another portion of the project will be to connect the bridge to the roadway which is planned for February 2014. The first phase of drilling piers for the center beam is underway. When the eastbound lane is completed, then the westbound lane will be accomplished. Hamilton is also to be reopened September 1st.

Jim Foy questioned the piers being drilled and how it affected traffic. The center columns for the bridge are in the median which will not affect traffic flow either east or west bound. There are no other roads scheduled to be closed per TxDOT. Good news is that TxDOT is moving forward on the railroad bridge. Piers must be poured for that bridge as well. No Council action was required.

ITEM V – I) UPDATE ON THE ELECTRICAL SYSTEM

City Manager Ben White indicated that the power poles have been relocated at the Intermediate School in regard to the Safe Routes to School grant.

The cost analysis is done and we are waiting for a response from Sharyland to see what costs they would charge to continue offering maintenance of our system. Sharyland has requested an extension, but Mr. White refused stating the City must move forward in their decision of their electric utility. Mayor Helmberger stated his is not interested in selling the utility. The drop dead date for a decision is August 27, 2013.

Energy contract work is underway through Schneider Engineering. McCord Engineering is now funded through Farmersville Economic Development Corporation. The FEDC is willing to support the City of Farmersville stand up financially to take the electric utility system over. A rate ordinance will need to be developed along with pole setting, transformers, interconnection standards and other standards that affect the future of the utility. Mayor Helmberger stated he wanted this utility treated like an electric utility.

Mr. White stated the certified service area runs out to CR 547 and the City will need to stake a claim along Highway 380. The City has not been aggressive in pursuing service areas, especially in dually certified areas. The ordinances will need to be orchestrated to take care of our own utility. No Council action was required.

ITEM VI) REQUEST FOR CONSIDERATION OF PLACING ITEMS ON FUTURE AGENDAS

No one requested items for future agendas.

ITEM VII) ADJOURNMENT

Council adjourned at 6:57:10pm.

APPROVED

Joseph E. Helmberger, P.E., Mayor

ATTEST

Edie Sims, City Secretary

DRAFT



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA - Police Department Report



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

Farmersville Police Department Monthly Report August-13

Total Calls For Service:

507

Tier 1 Crimes

Robbery:

0

Assault:

3

Theft:

14

Burglary:

4

Motor Vehicle Theft:

0

Tier 2 Crimes

Forgery:

0

Fraud:

2

Criminal Mischief:

6

Weapons:

0

DWI:

2

Public Intoxication:

3

Disorderly Conduct:

1

Drugs:

7

Miscellaneous

Traffic Stops:

223

Citations:

71 (95 violations)

Alarms:

8

Major Accidents:

3

Minor Accidents:

8

Agency Assist:

11

Cases filed with the District Attorney's Office:

Felony:

7

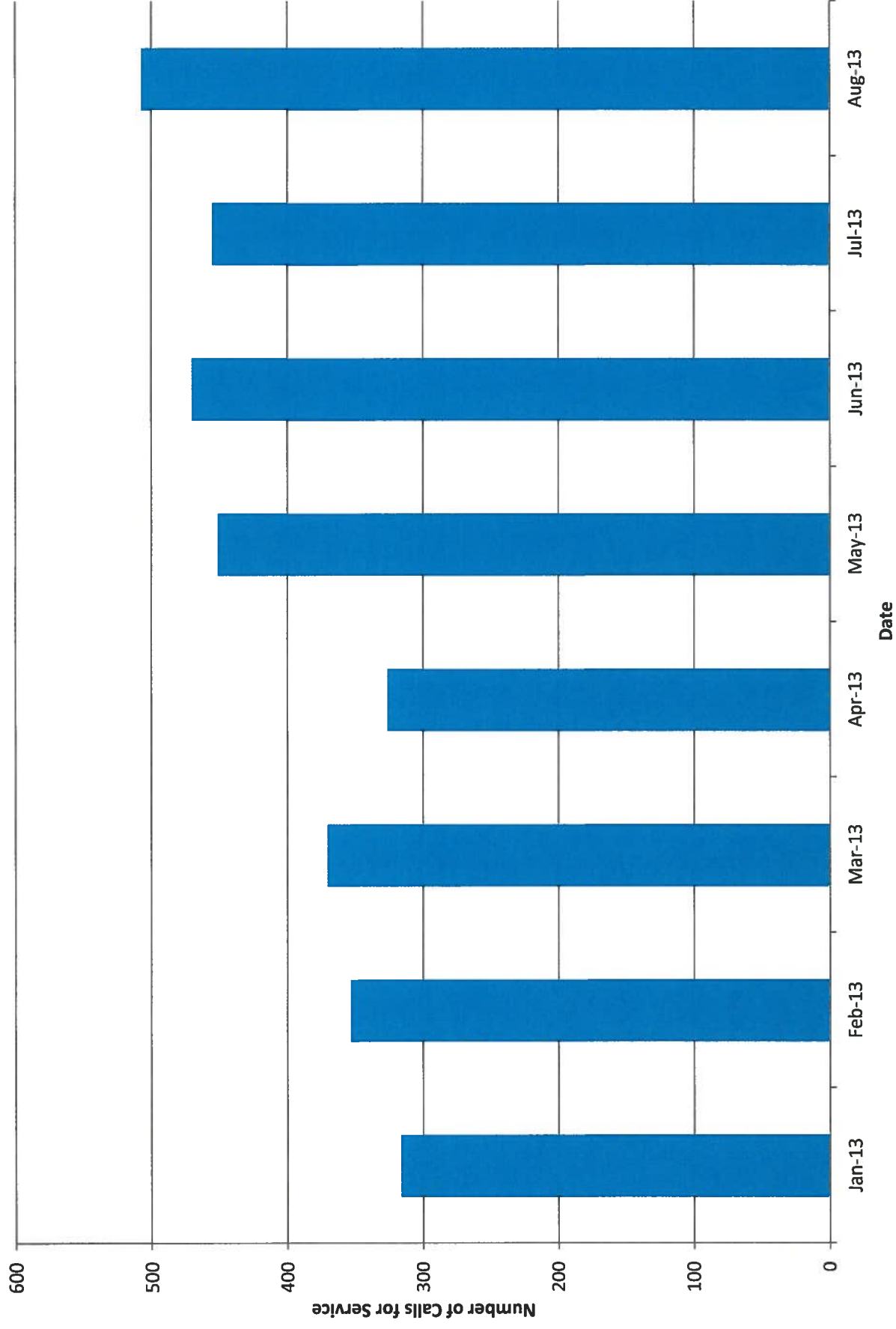
Misdemeanor:

7

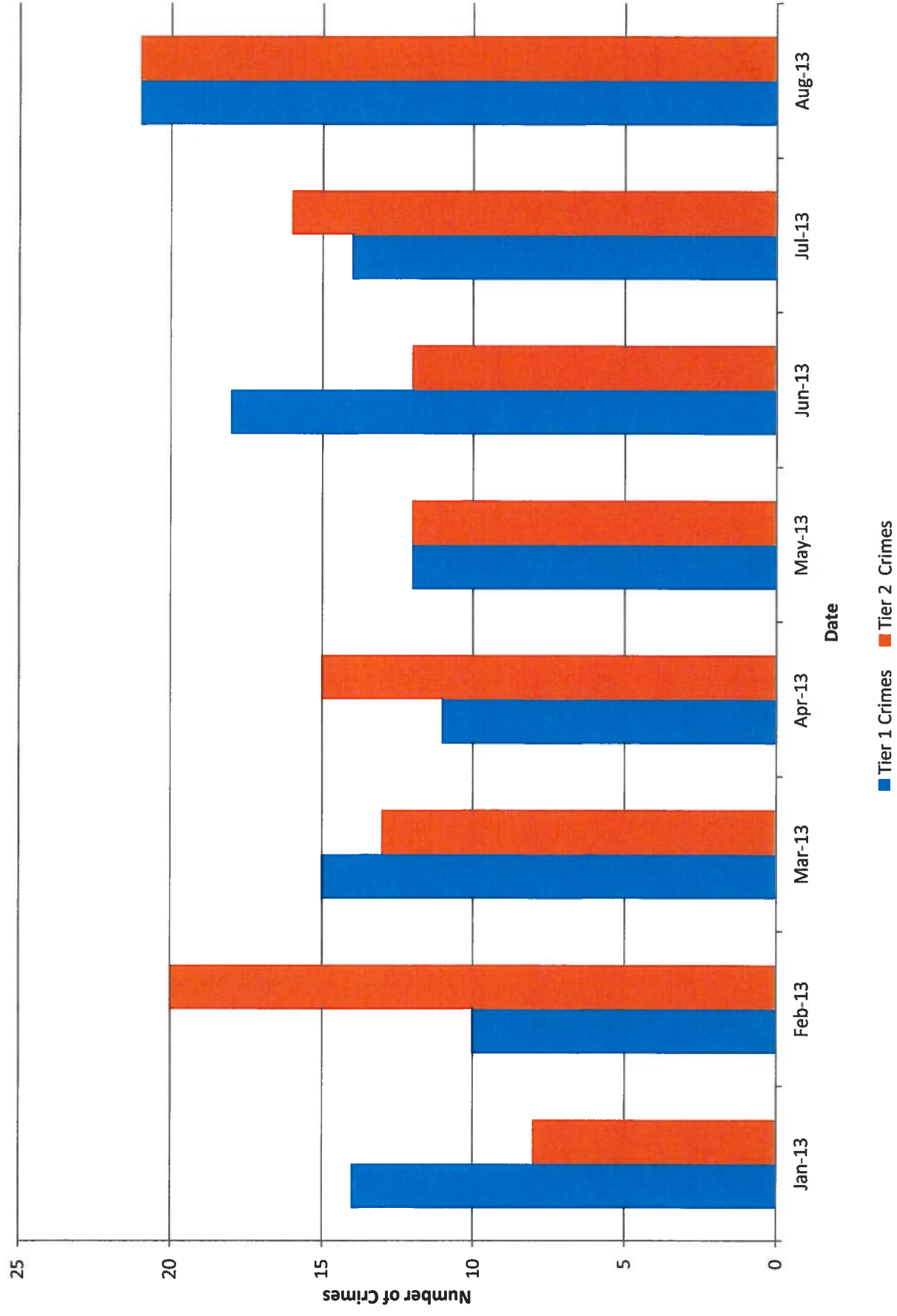
Exceptionally Cleared:

7

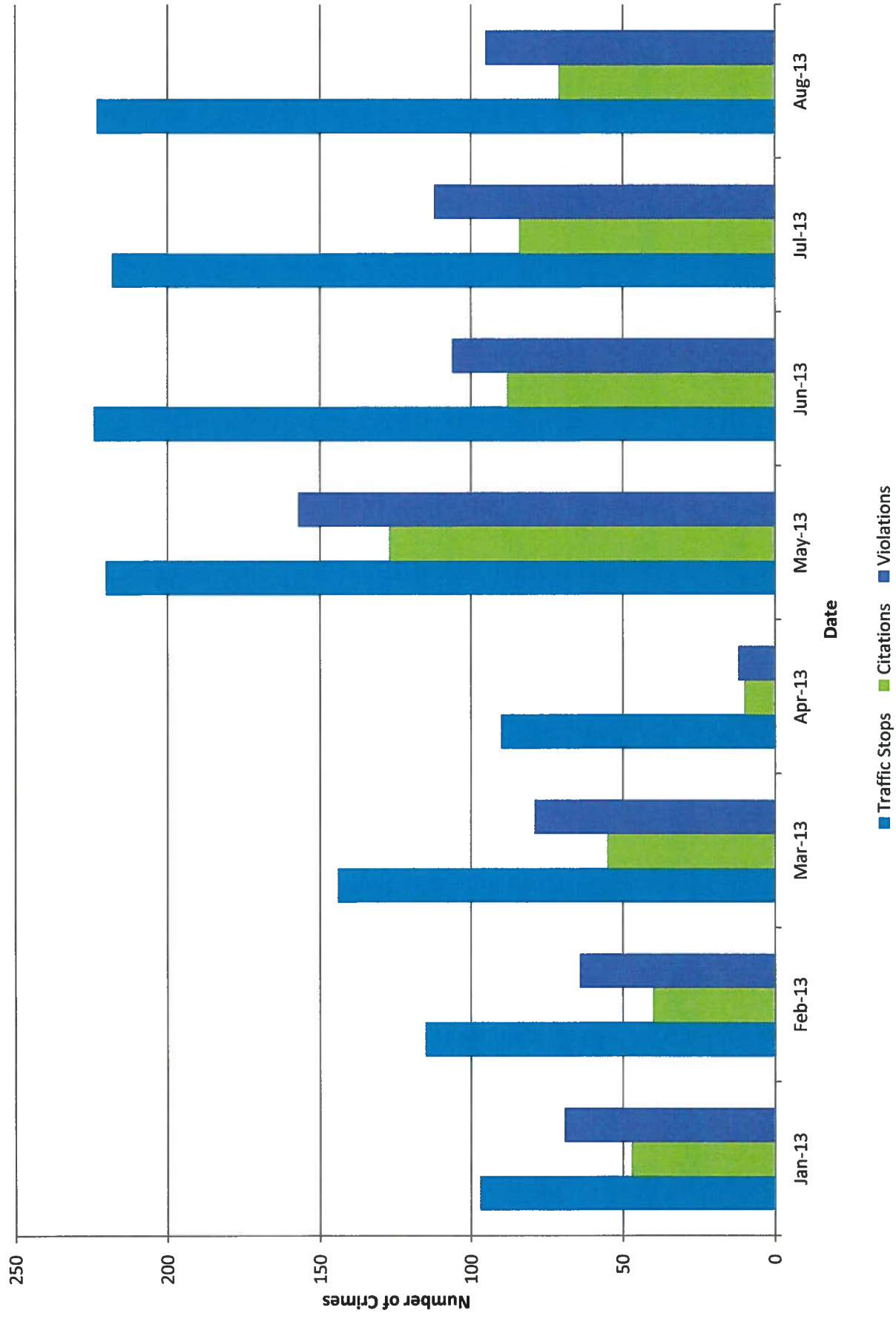
Police Department Calls for Service



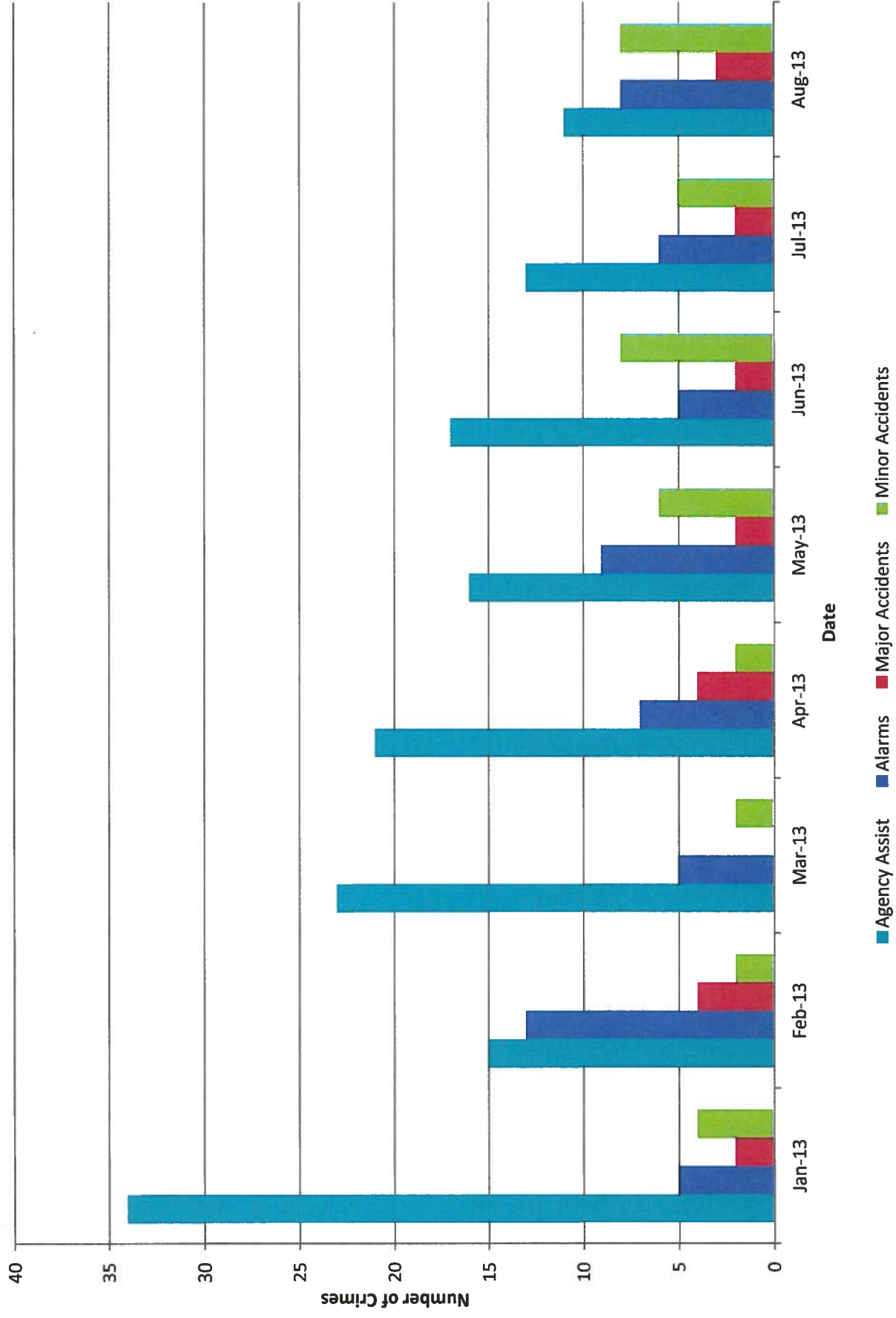
Uniform Crime Reporting



Traffic Enforcement



Police Activity





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – Code Enforcement/Animal Control Report

Farmersville Police Department
Code Enforcement

Date	Address	Violation	Inspect	Warn	Notice	Cite	Proactive	Reactive	Closed
08/07/2013	417 Sherry	Grass	X	X	X		X		08/07/2013
08/07/2013	311 Jouette	Debris	X	X	X		X		08/07/2013
08/07/2013	Craddock-Rolling Hills	Grass	X		X		X		08/07/2013
08/07/2013	314 Rolling Hills	Grass	X		X		X		08/07/2013
08/07/2013	Nesmith-Santa Fe	Grass	X		X		X		08/07/2013
08/07/2013	105 Johnson	Grass	X		X		X		08/07/2013
08/07/2013	209 Murchison	Grass	X		X		X		08/07/2013
08/07/2013	213 Farr Hill	Grass	X	X			X		08/07/2013
08/07/2013	216 E. Santa Fe	Grass	X	X			X		08/07/2013
08/07/2013	214 E. Santa Fe	Grass	X	X			X		8/7/20123
08/07/2013	Goldstein-Raymond	Grass	X	X	X		X		08/20/2013
08/07/2013	PR 100 #22	Fridge	X	X	X		X		08/07/2013
08/07/2013	PR 100 #27	Appliance	X	X	X		X		08/20/2013
08/07/2013	PR 100 #16	Appliance	X	X			X		08/12/2013
08/07/2013	204 Beech	Grass	X	X			X		08/07/2013
08/07/2013	304 Gotcher	Debris	X		X		X		08/22/2013
08/07/2013	126 N. Main	Brush	X		X		X		
08/07/2013	507 Meadowview	Grass	X	X			X		08/07/2013
08/07/2013	212 S. Hamilton	Grass	X	X	X		X		08/12/2013
08/07/2013	313 S. Johnson	Grass	X				X		08/20/2013
08/07/2013	217 Jouette	Grass	X	X			X		08/07/2013
08/07/2013	511 McKinney	Grass	X	X	X		X		08/07/2013
08/08/2013	424 Sherry	Grass, Appliance	X	X	X			X	09/03/2013
08/08/2013	407 N. Hamilton	Grass	X	X			X		08/20/2013
08/08/2013	204 Maple	Debris	X	X			X		08/14/2013
08/08/2013	128 N. Washington	Grass	X	X			X		08/21/2013
08/08/2013	204 Candy	Grass	X	X			X		08/14/2013
08/08/2013	121 Windom	Grass, Brush	X	X			X		08/14/2013
08/08/2013	303 Windom	Appliance	X	X			X		08/22/2013
08/08/2013	316 Windom	Grass	X		X		X		
08/08/2013	519 Windom	Grass	X		X		X		08/22/2013
08/08/2013	705 N. Washington	Grass B/Y	X		X		X		08/22/2013
08/08/2013	418 N. Washington	Debris F/Y	X	X	X		X		08/22/2013
08/09/2013	1008 S. Main	Parking	X	X			X	X	08/09/2013
08/09/2013	913 S. Main	Grass	X	X			X		08/12/2013

Farmersville Police Department
Code Enforcement

Date	Address	Violation	Inspect	Warn	Notice	Cite	Proactive	Reactive	Closed
08/09/2013	808 S. Main	Grass	X	X			X		08/20/2013
08/09/2013	804 S. Main	Grass	X	X			X		08/12/2013
08/09/2013	801 S. Main	Grass, Appliance	X	X			X		08/12/2013
08/09/2013	315 N. Main	Grass	X		X		X		08/23/2013
08/09/2013	424 N. Main	Grass	X	X			X		08/14/2013
08/09/2013	425 N. Main	Grass	X	X			X		08/12/2013
08/09/2013	512 N. Main	Grass	X		X		X		08/14/2013
08/12/2013	503 Waterford	Grass	X		X		X		08/12/2013
08/12/2013	500 Pendleton	Brush	X		X		X		09/03/2013
08/12/2013	107 N. Hamilton	Grass	X	X			X		08/19/2013
08/12/2013	409 Neathery	Debris	X	X	X		X		
08/12/2013	408 S. Washington	Grass	X	X	X		X		08/26/2013
08/12/2013	PR 100 #51	Grass	X	X			X		08/20/2013
08/12/2013	510 N. Washington	Grass	X		X		X		08/16/2013
08/12/2013	108 Pendleton	Grass	X		X		X		08/20/2013
08/12/2013	516 N. Main	Watering	X	X			X		08/12/2013
08/12/2013	415 N. Main	Brush	X	X			X		
08/12/2013	204 McKinney	Grass	X		X		X		08/20/2013
08/12/2013	208 McKinney	Grass	X		X		X		08/20/2013
08/12/2013	210 McKinney	Grass	X		X		X		08/20/2013
08/12/2013	200 McKinney	Grass	X		X		X		08/20/2013
08/12/2013	1008 S. Main	Parking	X	X			X		08/12/2013
08/12/2013	Miki-Hwy 380	Grass	X		X		X		08/14/2013
08/12/2013	301 Hill	Debris	X	X			X		09/03/2013
08/12/2013	Atmos Energy-6th St	Shed	X		X		X		
08/12/2013	Craddock - Haislip	Grass	X		X		X		
08/13/2013	Exxon	Sign	X	X			X		
08/13/2013	Brookshire	Sign	X	X			X		08/22/2013
08/14/2013	116 Buckskin	Grass	X	X			X		08/20/2013
08/14/2013	115 Buckskin	Grass	X	X	X		X		
08/14/2013	Duran-Buckskin	Grass	X	X			X		08/23/2013
08/14/2013	116 Woodard	Numerous	X	X	X		X		
08/14/2013	Mondy-Murchison	Grass	X		X		X		08/26/2013
08/14/2013	403 Murchison	Grass	X		X		X		08/20/2013
08/14/2013	503 Murchison	Brush	X		X		X		

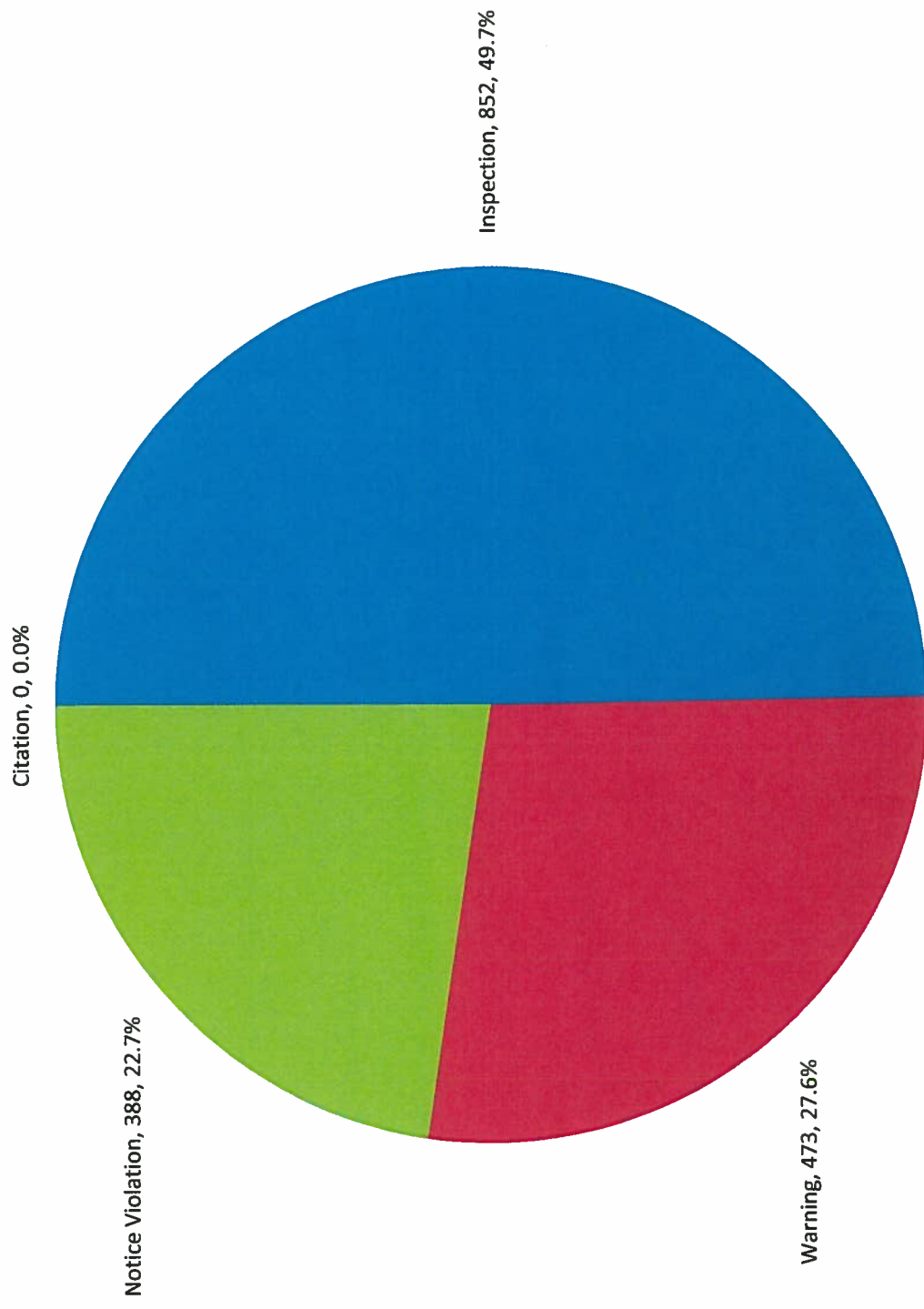
Farmersville Police Department
Code Enforcement

Date	Address	Violation	Inspect	Warn	Notice	Cite	Proactive	Reactive	Closed
08/14/2013	309 Prospect	Grass	X	X			X		08/23/2013
08/14/2013	204 Central	Brush	X	X			X		08/20/2013
08/14/2013	203 Central	Grass B/Y	X	X			X		08/26/2013
08/14/2013	301 College	Brush	X	X			X		08/20/2013
08/14/2013	305 College	Debris B/Y	X	X	X		X		
08/14/2013	108 Collin	Grass B/Y	X	X			X		08/26/2013
08/14/2013	110 Collin	Grass B/Y	X	X			X		08/26/2013
08/14/2013	307 Houston	Brush B/Y	X	X			X		08/26/2013
08/14/2013	Murphy-Houston	Grass	X		X		X		
08/14/2013	115 Central	Grass	X	X	X		X		08/20/2013
08/14/2013	313 Audie Murphy	Debris B/Y	X		X		X		
08/14/2013	200 S. Main	Grass	X		X		X		
08/14/2013	308 Austin	Fridge, Debris	X	X			X		09/03/2013
08/15/2013	425 Sherry-Recheck	Grass	X		X		X		08/15/2013
08/15/2013	603 Maple	Numerous	X		X		X		
08/15/2013	Toumbs-Maple	Tree	X		X		X		08/26/2013
08/15/2013	106 A Beech-Recheck	Grass	X		X		X		08/15/2013
08/15/2013	160 B Beech	Grass	X		X		X		08/15/2013
08/15/2013	416 Orange	Grass	X	X			X		
08/15/2013	148 S. Main	Eaves-Recheck	X	X			X		
08/16/2013	All Over Town	Pulled Signs	X				X		08/16/2013
08/16/2013	311 Windom	Garage Sale-No Per	X	X			X		08/16/2013
08/16/2013	311 Windom	Signs on Tele Poles	X	X			X		08/16/2013
08/20/2013	McGil-Haislip	Tree Lims, Dead Tree	X		X		X		
08/20/2013	412 Haislip	Tree Down	X		X		X		
08/20/2013	300 S. Hamilton	Debris	X	X			X		08/26/2013
08/20/2013	309 Murchison	Grass	X	X			X		08/26/2013
08/20/2013	211 Houston	Grass	X	X			X		08/26/2013
08/20/2013	202 S. Rike	Brush	X	X	X		X		09/03/2013
08/20/2013	213 Orange	Numerous	X	X	X		X		
08/21/2013	502 Waterford	Grass	X		X		X		
08/21/2013	608 Meadowview	Grass	X		X		X		
08/21/2013	All Over Town	Pulled Down Signs	X		X		X		08/21/2013
08/22/2013	420 N Washington	Tree Back Yard	X	X			X		
08/22/2013	400 S. Main	Debris	X	X			X		

Farmersville Police Department Code Enforcement									
Date	Address	Violation	Inspect	Warn	Notice	Cite	Proactive	Reactive	Closed
08/22/2013	All Over Town	Pulled Down Signs	X				X		08/22/2013
08/22/2013	110 W. Santa Fe	Hanging of Signs	X	X			X		08/22/2013
08/22/2013	407 N. Main	Garage Sale-No Per	X	X			X		08/22/2013
08/22/2013	410 N. Main	Brush Back Yard	X	X			X		09/04/2013
08/23/2013	417 Summit	Grass	X	X			X		08/26/2013
08/23/2013	1000 Westgate	Pool	X	X	X		X		08/23/2013
08/23/2013	Pendleton/King	Tree	X				X		
08/23/2013	608 Jouette	Grass	X	X	X		X		08/26/2013
08/23/2013	610 Jouette	Grass	X	X	X		X		08/26/2013
08/23/2013	612 Jouette	Grass	X	X	X		X		08/26/2013
08/23/2013	DR Horton-Jouette	Grass	X	X	X		X		08/26/2013
08/27/2013	All Over Town	Dumpster	X				X		08/27/2013
08/27/2013	211 Maple	Fridge Back Yard	X		X		X		
08/27/2013	113 Lee	Brush	X	X			X		
08/27/2013	1st United Methodist	Watering in Afternoon	X	X			X		08/27/2013
08/27/2013	Church Latter Day Saints	Grass	X		X		X		
08/28/2013	503 Park	Burning	X	X			X		09/03/2013

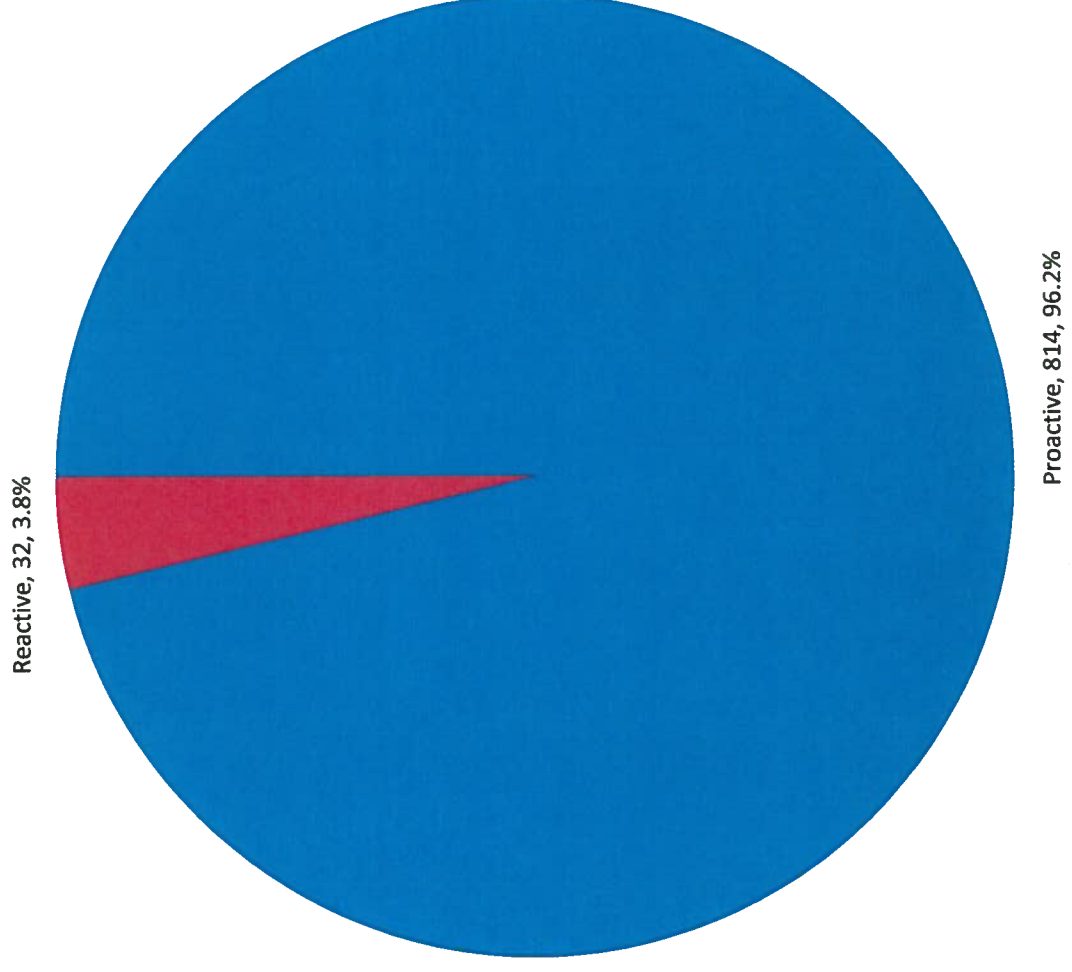
Code Enforcement Activity Results

City of Farmersville Police Department

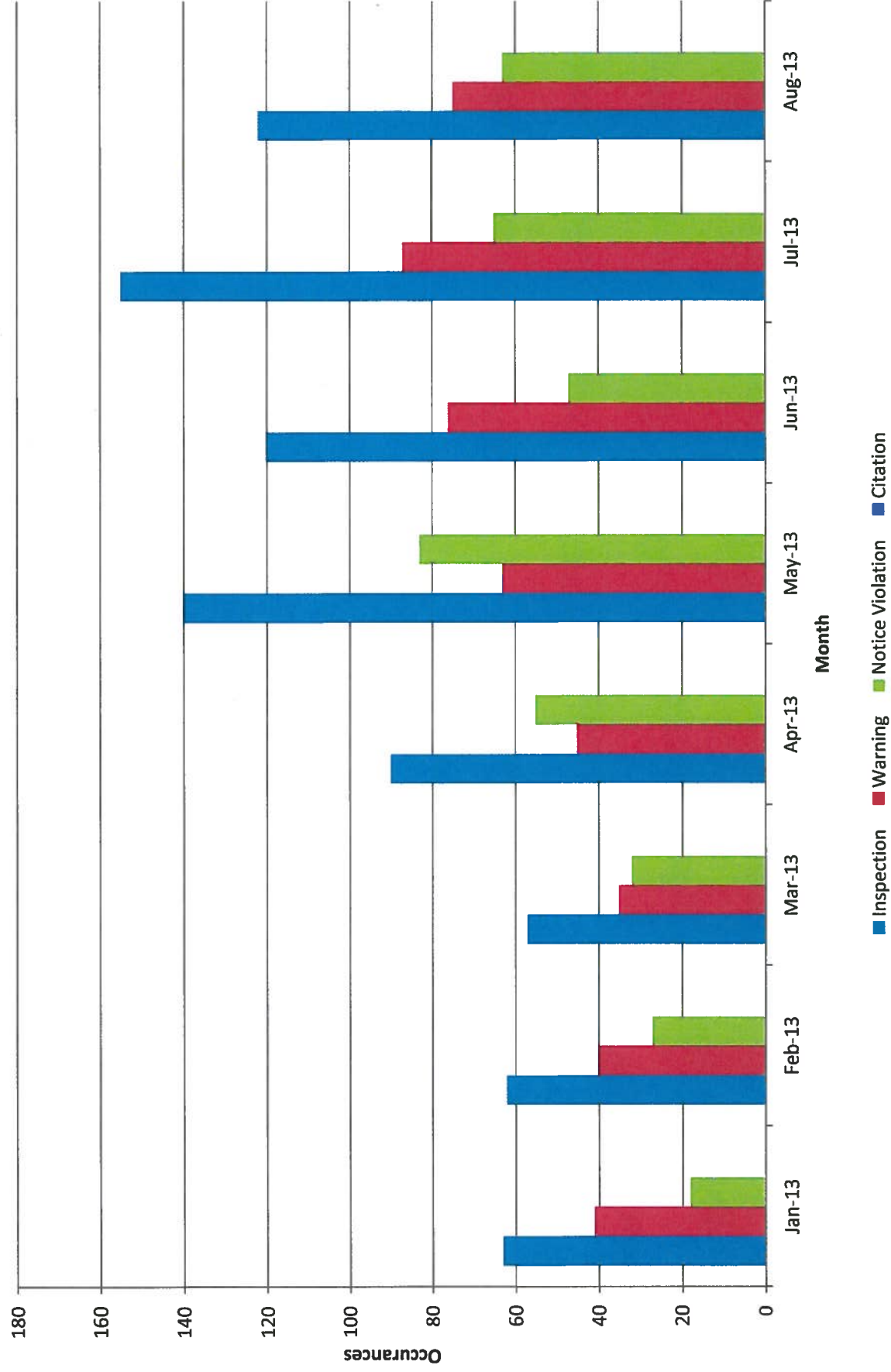


Code Enforcement Activity Results

City of Farmersville Police Department



Code Enforcement Activity Results City of Farmersville Police Department



FARMERSVILLE POLICE DEPARTMENT
PUBLIC SERVICE OFFICER: ANIMAL CONTROL MONTHLY REPORT

DATE	TYPE OF CALL	ADDRESS	VIOLATION	WARNING	NOTICE/VIOL	CITATION	IMPOUND	CC SHELTER
08/01/2013	Loose Dog	316 N. Main	Unable to Locate					
08/01/2013	Loose Dogs	213 Hill	Put Back In Yard					
08/02/2013	Stray Dog	E. Santa Fe	Unable to Locate					
08/02/2013	Stray Dogs	Johnson	CCAS (2)					X
08/02/2013	Loose Dogs	610 N. Washington	Left Card (Complaint)					
08/02/2013	Loose Dogs	313 N. Main (Complaint)	Has No Animals					
08/02/2013	Loose Dogs	309 N. Rike (Complaint)	Spoke w/Owner	X				
08/05/2013	Stray Kitten	702 N. Main	CCAS					X
08/07/2013	Loose Dogs	213 Hill	Complaint-Left Card					
08/07/2013	Loose Dogs	610 N. Washington	Spoke w/Owner	X				
08/09/2013	Loose Dogs	213 Hill St	Put Back In Fence					
08/09/2013	Loose Dog	Jouette	Returned to Owner	X				
08/09/2013	Stray Cat/Kittens	313 Prospect	CCAS (4)					X
08/09/2013	Retrun Cage	313 Prospect						
08/12/2013	Loose Dog	1009 S. Main	Returned to Owner	X				
08/12/2013	Stray Dog	Buckskin	Pound				X	
08/13/2013	Pick Up Dog	Pound	CCAS					X
08/14/2013	Loose Puppy	115 Buckskin	Spoke w/Owner	X				
08/14/2013	Dead Cat	S. Main	Disposed of					
08/16/2013	Loose Dog	S. Main	Sent in Fence					
08/16/2013	Loose Dog	Old Josephine	Restrained Dog					
08/17/2013	Loose Dog	PR 100/Hwy 380	Pound				X	
08/18/2013	Barking Dogs	408 N. Main	Spoke w/Owner	X				
08/19/2013	Loose Dogs	Pecan Creek	Secured Dogs	X				
08/19/2013	Pick Up Dog	Pound	CCAS				X	
08/19/2013	Stray Cat	Vet Clinic	Pound					
08/20/2013	Stray Cat	217 N. Main	Pound				X	
08/20/2013	Loose Dogs	300 S. Hamilton	Left Card					
08/20/2013	Return Trap	217 N. Main		X				
08/20/2013	Loose Dogs	213 Hill	Given Citation			X		
08/20/2013	Stray Dog	213 Hill	CCAS					X
08/20/2013	Cow Complaint	1314 Pecan Creek	Left Card					
08/20/2013	Loose Dog	311 Raymond	Put in Fence	X				
08/21/2013	Loose Dogs	Wilcoxson	Unable to Locate					
08/21/2013	Loose Dog	213 Hill	Lost Track of Dog					
08/21/2013	Loose Dogs	Maple/Hwy 78	Unable to locate					
08/22/2013	Loose Dog	Rike St	Spoke w/Owner	X				
08/22/2013	Loose Dog	N. Main	Went Home					
08/22/2013	Loose Dogs	Pendleton	Returned to Owner	X				

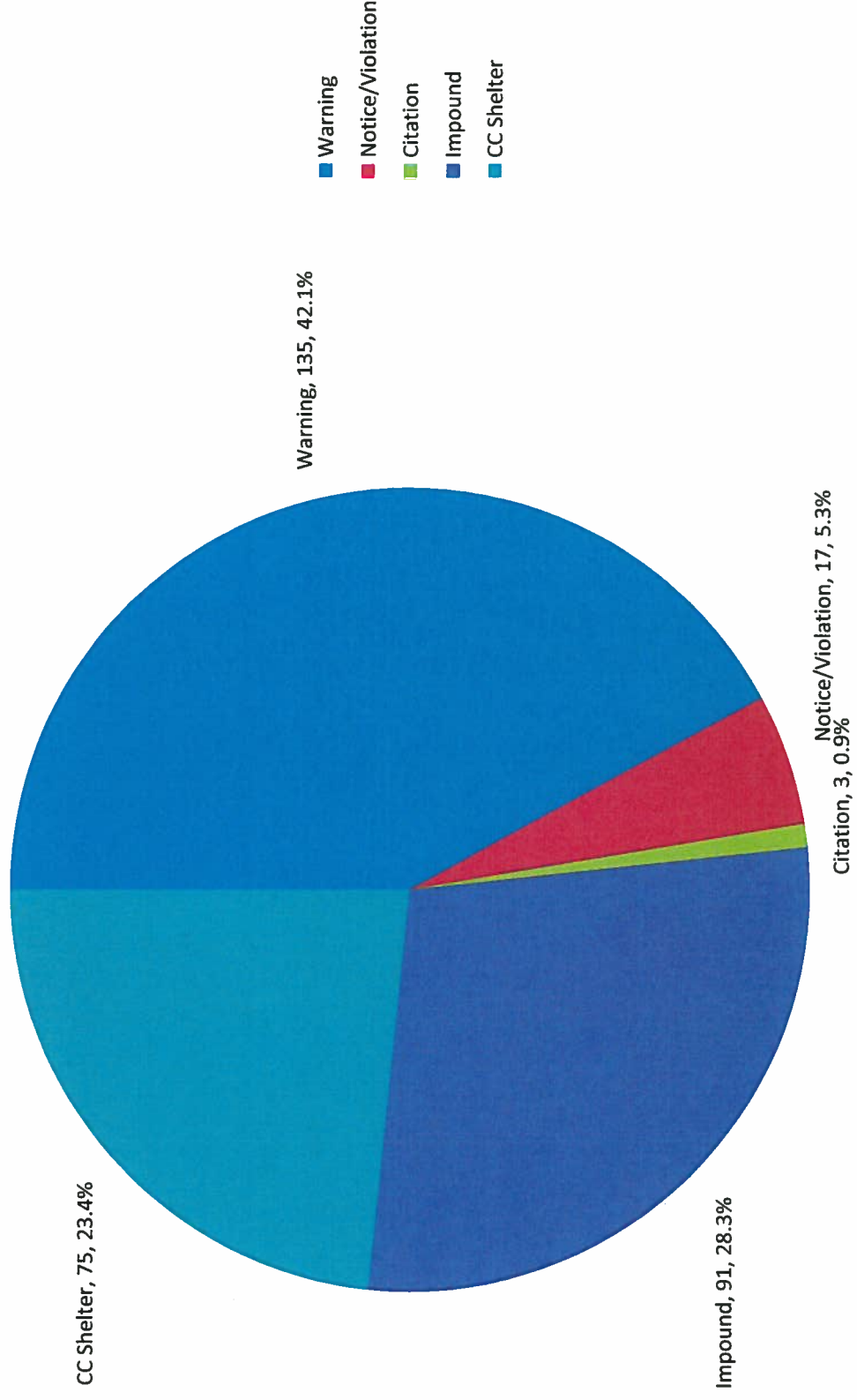
FARMERSVILLE POLICE DEPARTMENT
PUBLIC SERVICE OFFICER: ANIMAL CONTROL MONTHLY REPORT

DATE	TYPE OF CALL	ADDRESS	VIOLATION	WARNING	NOTICE/VIOL	CITATION	IMPOUND	CC SHELTER
08/22/2013	Loose Dog	Raymond	Returned to Owner	X				
08/24/2013	Loose Cow	402 Hwy 380	Unable to Locate					
08/24/2013	Stray Pig	211 Sid Nelson	CCAS					X
08/24/2013	Dog Left In Car	1705 W. Hwy 380	Spoke w/Owner	X				
08/26/2013	Dogs in Road	Jouette & Maple	Went Behind Houses					
08/26/2013	Dog Complaint	206 Windom	Spoke w/Complainant					
08/26/2013	Set Trap	103 Murchison	Stray Cat					
08/26/2013	Stray Dogs	411 N. Hamilton	Lost Track of Them					
08/27/2013	Loose Dog	213 Hill	Went to Junk Yard					
08/27/2013	Stray Dogs	Lee St	Lost Rack of Them					
08/27/2013	Loose Dog	113 Lee	Spoke w/Owner	X				
08/27/2013	Stray Dog	S. Main	Left Card	X				
08/27/2013	Stray Dog	Intermediate School	CCAS				X	
08/27/2013	Stray Cat	103 Murchison						
08/27/2013	Return Trap	103 Murchison	Reset Trap					
08/28/2013	Loose Dog	S. Main	Put Back In Fence	X				
08/30/2013	Snakes	106 Herron	Complaint					

Animal Control Activity Results

Farmersville Police Department

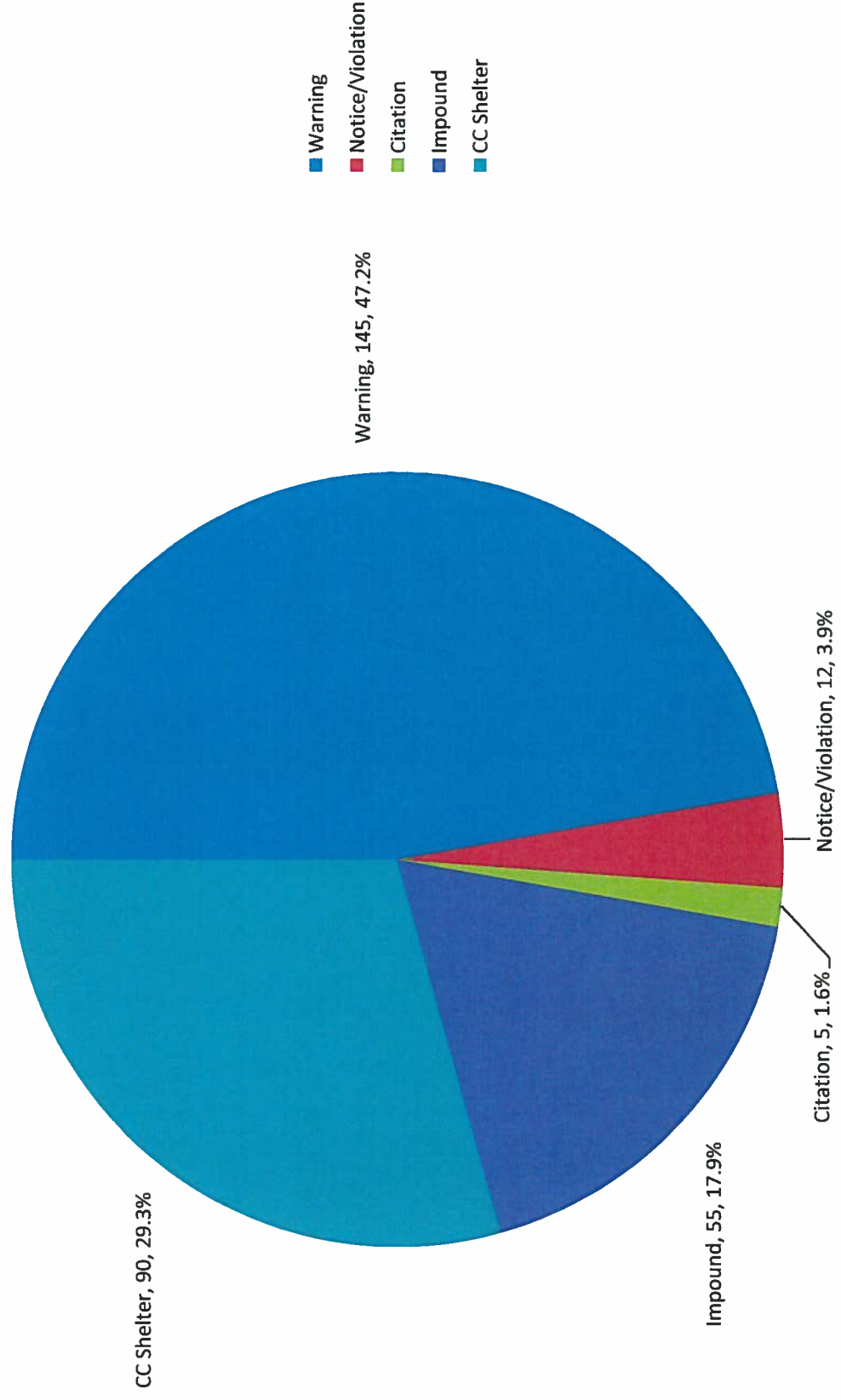
Cumulative, Calendar Year 2012



Animal Control Activity Results

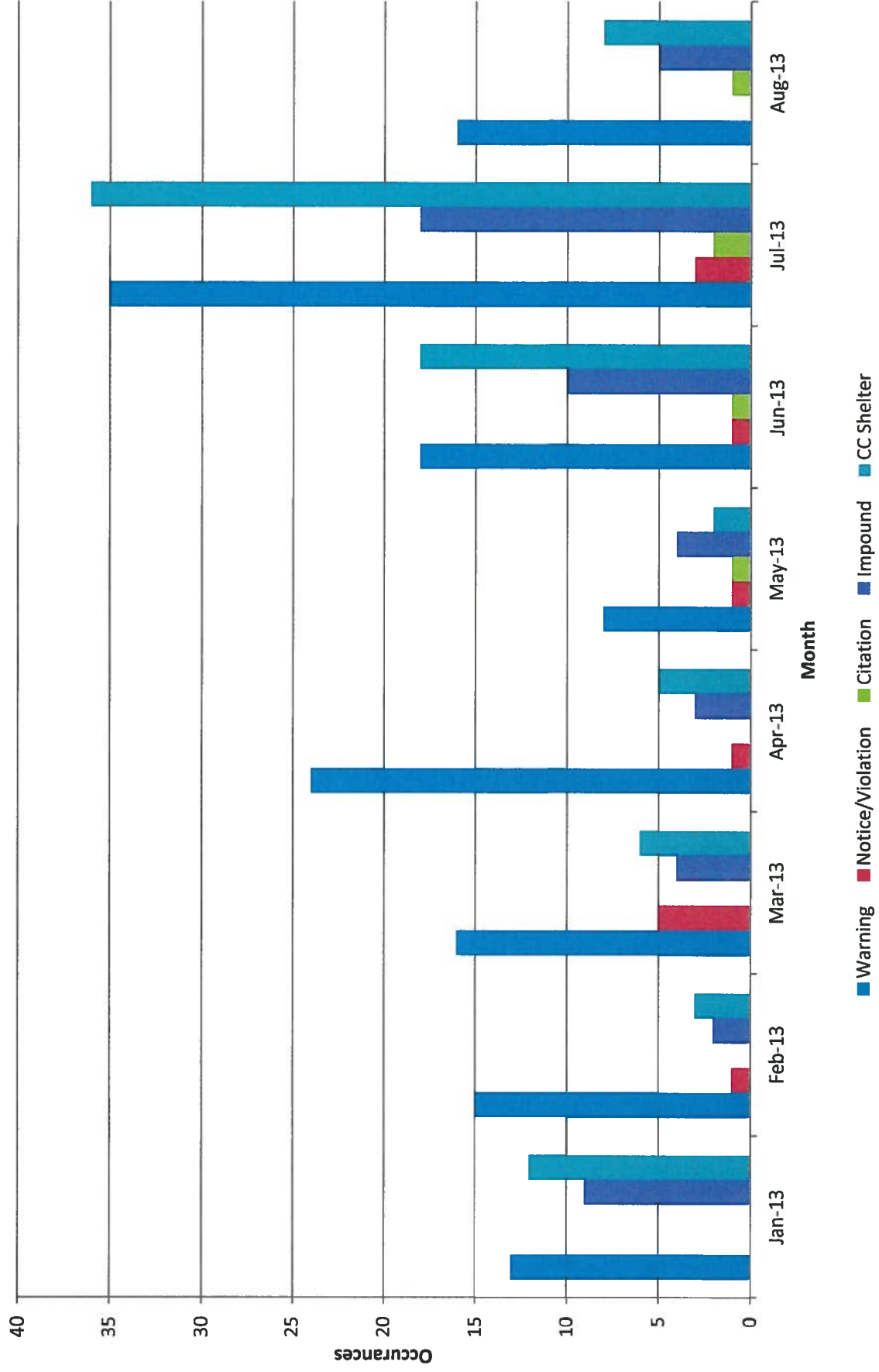
Farmersville Police Department

Cumulative, Calendar Year 2013



Animal Control Activity Results

Farmersville Police Department





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – School Resource Officer Report

School started August 26th. No SRO Report for August but will be reporting for September 2013.



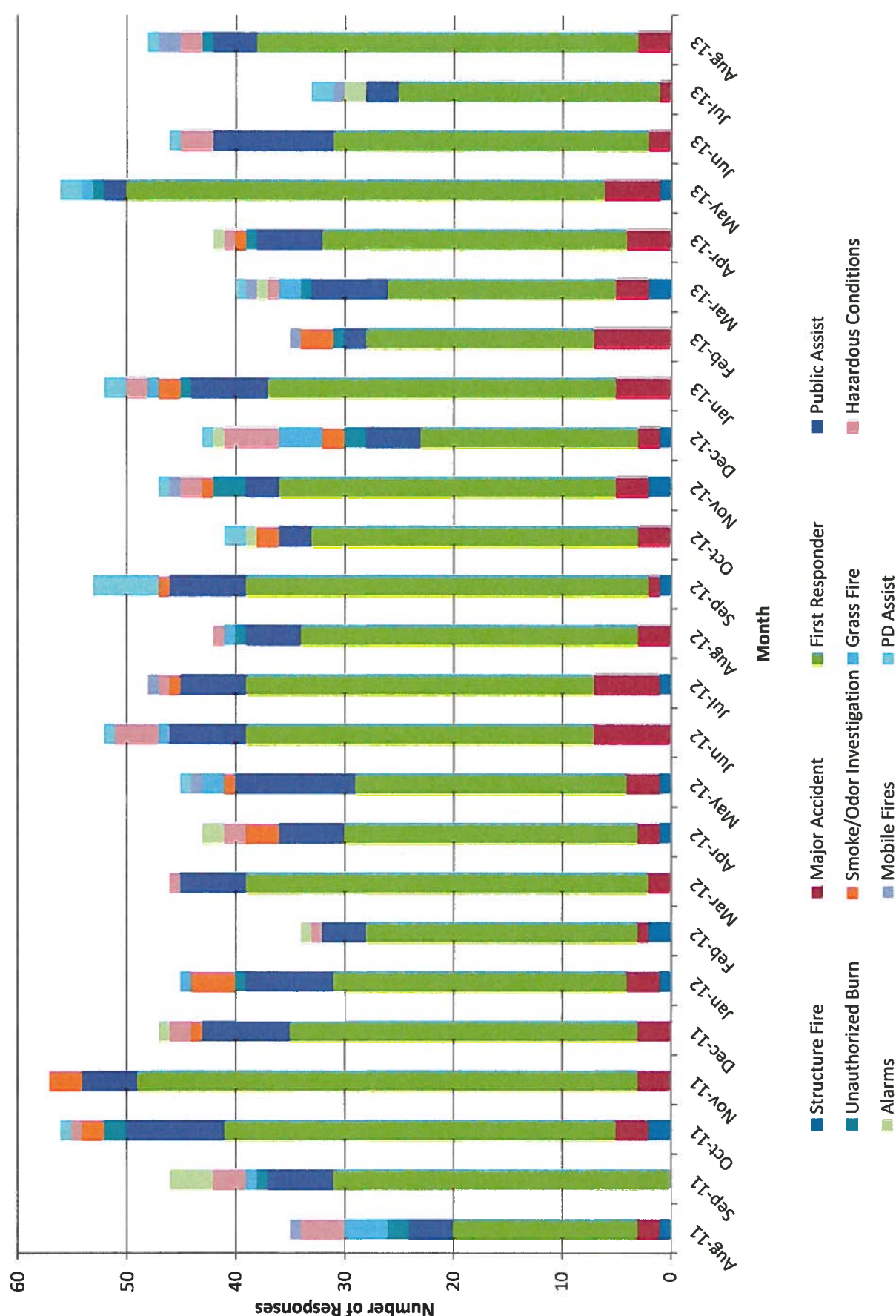
TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – Fire Department Report

FARMERSVILLE FIRE DEPARTMENT
CITY COUNCIL REPORT
AUGUST 2013

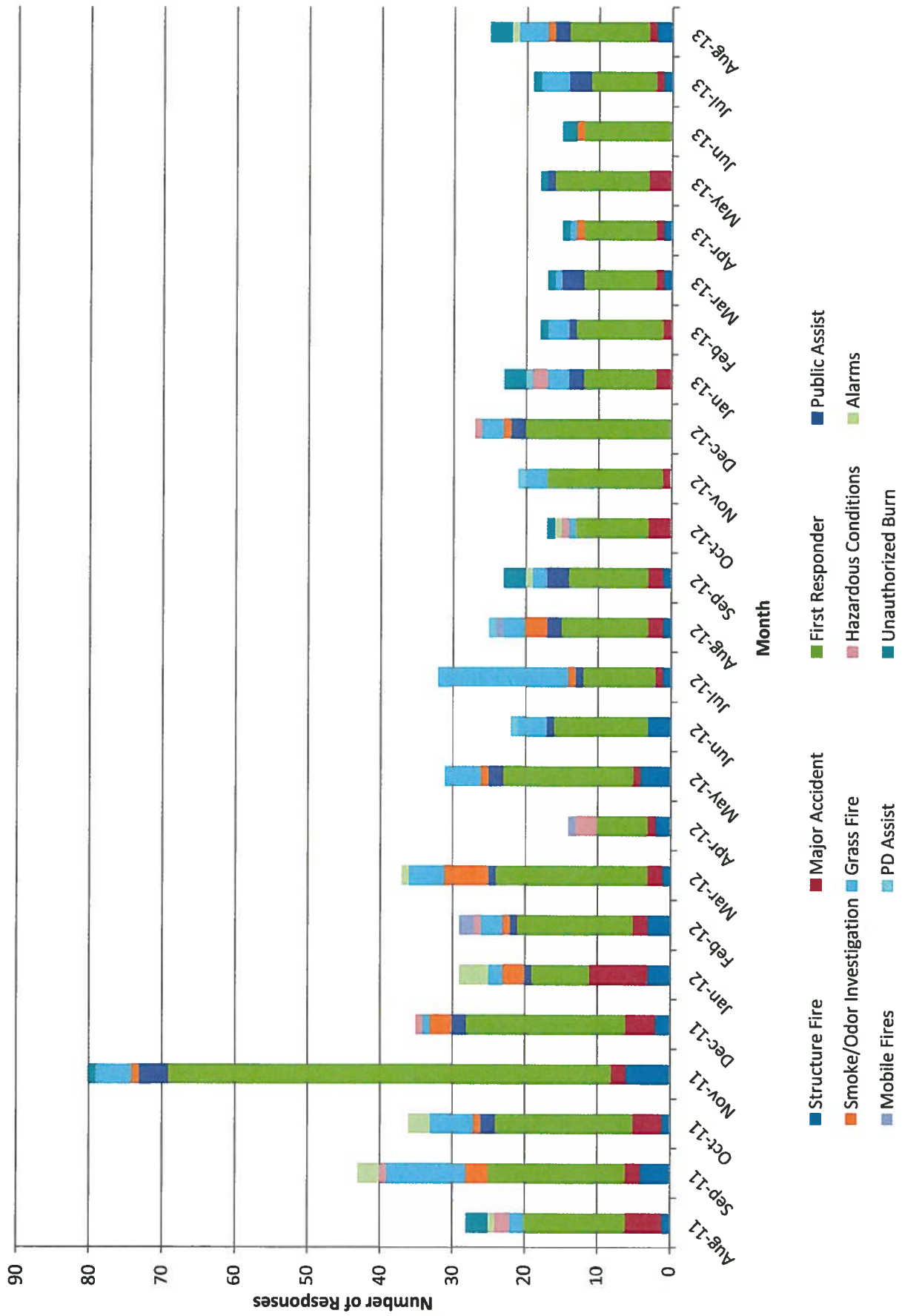
1. Public Safety Sunday is scheduled for September 8th at 11:00 a.m. at the Galloway Memorial Church of God in Christ located at 331 W. Audie Murphy. They have offered a meal to follow the service.
2. The Public Safety Building dedication was a success and Mr. Charles Curington would like to thank all City Officials and Councilmen who participated making it such a memorable occasion.
3. There are changes taking place in the fire service for Collin County. We will no longer have a Collin County Fire Chiefs Association and Collin County Firefighters Association. It will be combined as the Collin County Fire Alliance. The chiefs will serve as a standing committee and new by-laws and constitution will be adopted. One of the changes will be going to a "call box" system instead of mutual aid requests. This basically means if you are the closest one you will automatically be tones out to assist another department. An additional department would be toned to "back fill" the one going. This may create some problems with the volunteer departments during daytime m-f hours but as more information is gathered I will pass it on.
4. The Collin County EMS contract should be announced sometime this month and the winner notified.
5. Chief Sullivan and myself attended the Collin County Emergency Managers meeting held at the Plano EOC office.

KIM R. MORRIS, Chief
Farmersville Fire Department

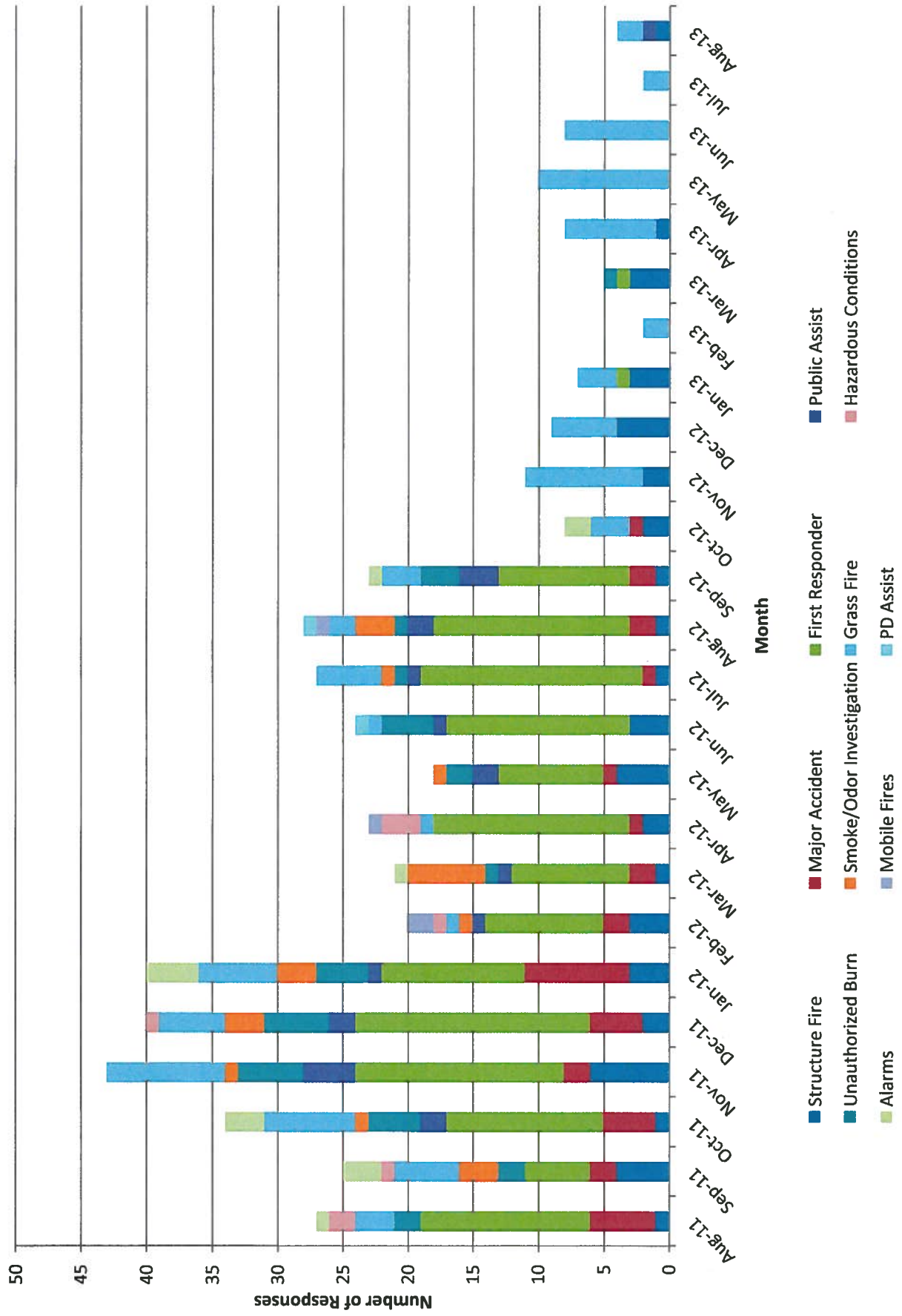
Farmersville Fire Department City Responses



Farmersville Fire Department County Responses



FARMERSVILLE FIRE DEPARTMENT MUTUAL AID RESPONSES





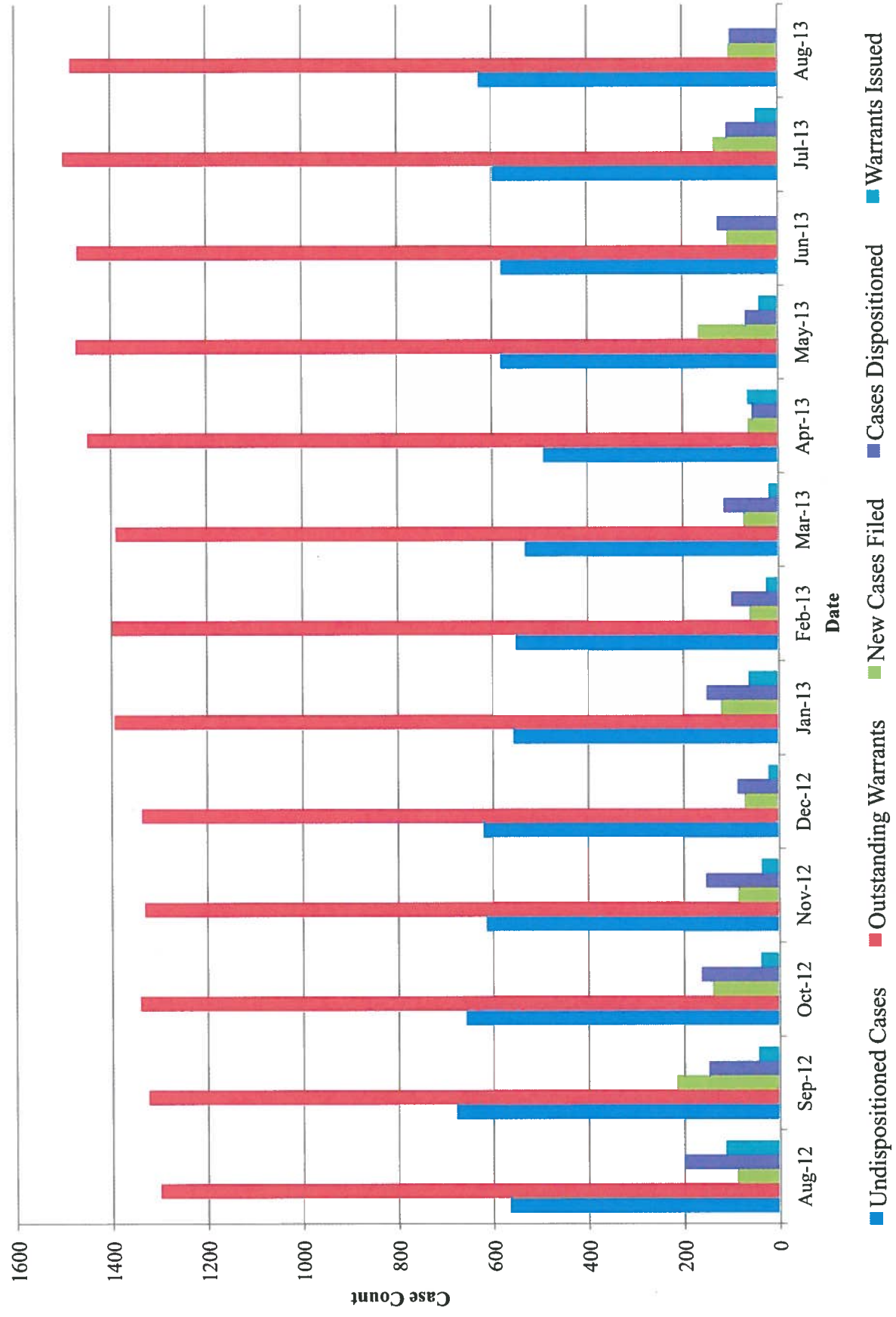
TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – Municipal Court Report

FARMERSVILLE MUNICIPAL COURT

MONTHLY REPORT AUGUST 2013

Cases Filed	103
Class C Complaints Received	0
Dispositions Prior to Trial	52
Pre-Trial Hearings Held	14
Non-Jury Trials Held	1
Jury Trials Held	1
Cases Dismissed	
After Driving Safety Course	10
After Deferred Disposition	0
After Proof of Financial Responsibility	3
Compliance Dismissal	4
Dismissed at Trial (By Prosecutor)	6
FTA's Issued	1
Warrants Issued	2
Total Outstanding Warrants	1483
Total Due from Outstanding Warrants	\$463,785.52
Warrants Cleared by Court	27
Number of Disposed Cases	100
Total Revenue	\$16,598.02
Total Kept by City	\$10,041.75
Total Remitted to State	\$6,556.27

Municipal Court Case and Warrant Rate



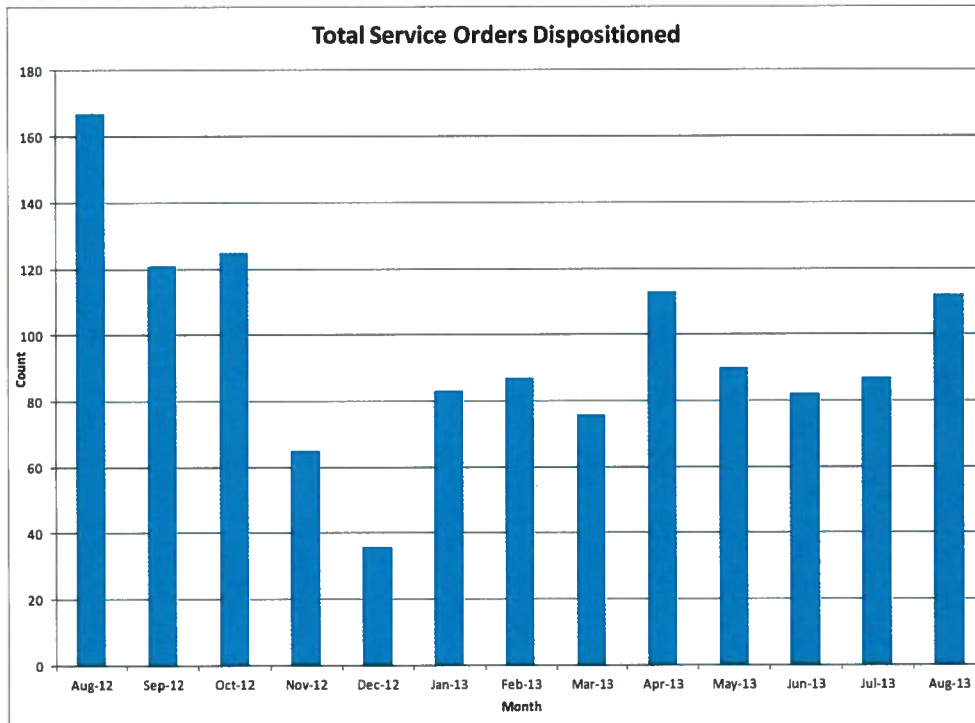


TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – Public Works Report



Public Works Monthly Report

Service Order Status



Service Order Group	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13
Utility Billing	22	18	25	20	17	12	30	15	24	27	12	29	32
Street System	17	7	7	3	1	5	2	2	7	1	3	3	2
Water System	32	17	13	8	2	14	12	24	39	36	32	28	15
Waste Water System	5	3	3	5	2	10	4	7	4	1	6	1	2
Storm Water System	1	3	3	0	2	0	4	1	4	4	1	0	4
Property and Buildings	42	43	42	12	4	16	10	10	2	4	5	0	2
Electrical System	0	0	0	0	0	0	0	0	0	0	0	0	0
Refuse System	32	23	18	9	6	22	18	15	28	9	16	16	39
Projects	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	1
Public Works	3	1	0	0	0	1	0	0	0	0	1	0	0
Miscellaneous	13	6	14	8	2	3	7	2	5	8	6	10	15
Total	167	121	125	65	36	83	87	76	113	90	82	87	112

Note:

1. Number of outstanding service orders, 22 days or older (backlog): 12
2. Number of elevated service orders: 2 completed, 0 outstanding

Public Works General

1. No increase in lost time accidents for the year.
 - a. Total Number for 2012-2013: 0
 - b. Total lost days for 2012-2013: 0

- c. Accidents in Month: None

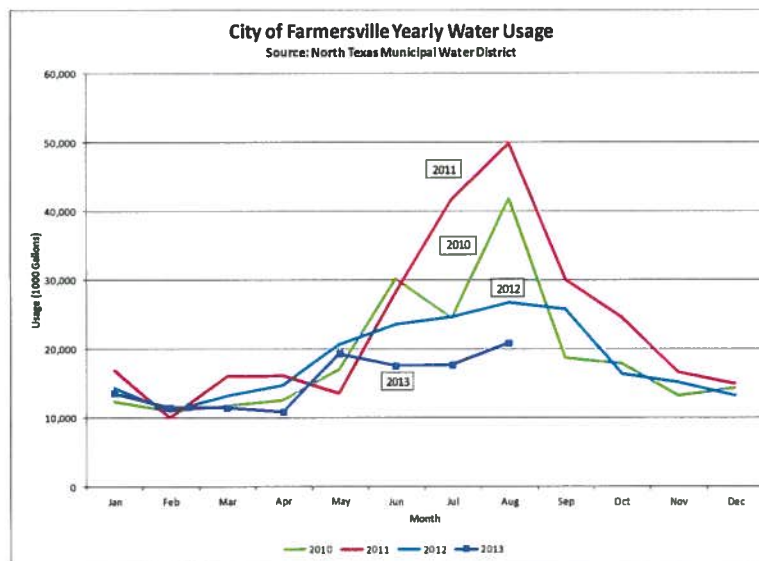
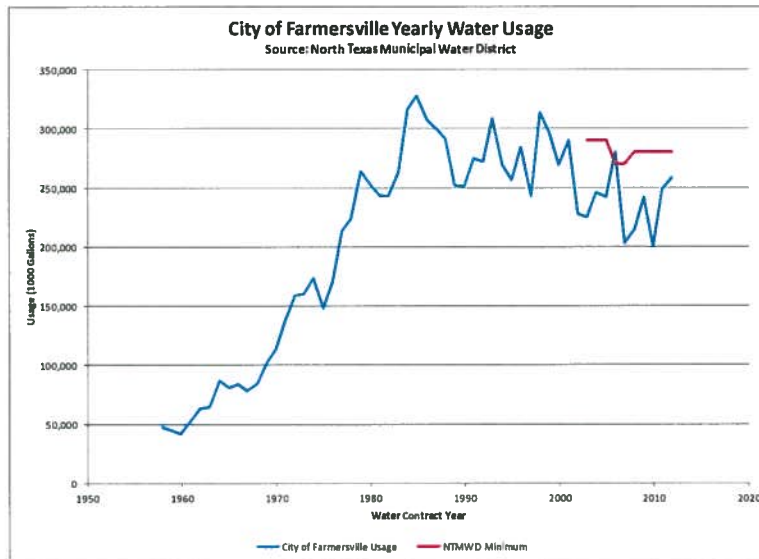
Street System

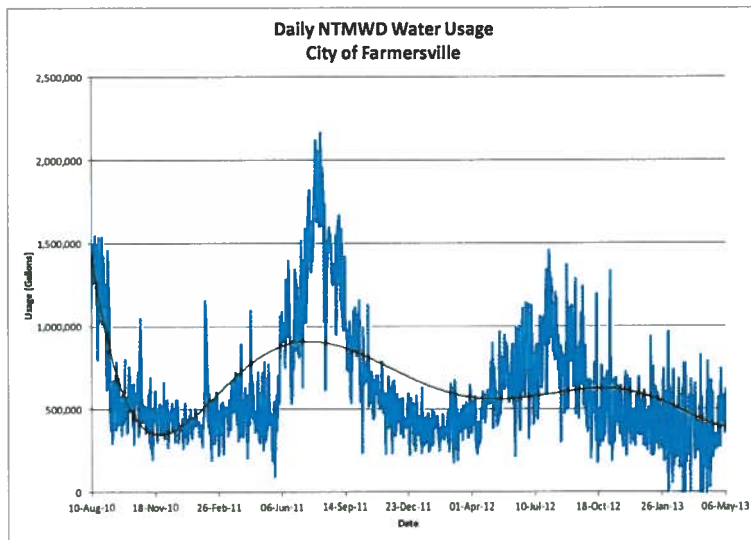
1. Project Backlog
 - a. Maintenance resurfacing and panel replacement.
 - i. Summit at Rike Street.
 - ii. West Santa Fe.
 - iii. Rike at East Santa Fe.
 - b. Safe Routes to School. See project status below.
 - c. Install remainder of school zone signs.
2. GO Bond related projects. Also see project status below.
 - a. Received preliminary unit estimates from Barson Utilities for all overlay projects.
 - b. DBI is working with the unit estimates to create a total cost estimate for each street.
 - c. Preliminary thoughts point toward total reconstruction of each street including curbs.
3. US 380 Highway Project status.
 - a. 1st Railroad Bridge, Passing Track: Apr 2013 thru Dec 2013.
 - b. 2nd Railroad Bridge, Main Track: Mar 2014 thru Sep 2014
 - c. 380 Roadway, East Bound: July 2013 thru Dec 2013. Mimosa Street currently scheduled to reopen in October 2013.
 - d. 380 Roadway, West Bound: Complete April 2014
 - e. Main Street Bridge Construction: Jul 2013 thru Dec 2013. Completely closed during construction. Use alternative paths: Orange, Rike, Hamilton, Mimosa, Beene etc.
 - i. Bridge beams being installed on Saturday, 14 Sep 2013. US 380 traffic will be disrupted during beam placement.
 - f. Main Street Roadway: Complete Feb 2014
 - g. Hill Street Crossing: Complete Mar 2014
 - h. Walnut Street Crossing: Complete Mar 2014
 - i. Main/Summit Street Crossing: Complete Mar 2014

Water System

1. Project backlog
 - a. Waterline extension for Caddo Park.
 - b. Investigate interconnections with customers along Hanna Drive to see that they are properly metered.
 - c. Transfer NTMWD customers to CoF along Hwy 380.
 - d. GO Bond related engineering. See project status below.
 - e. Install water line on Lee Street to replace extremely poor 2" galvanized line.
2. Meter Report (1388 + 2):
 - a. Residential Meters (1152 + 1)
 - b. Commercial Meters (181 + 1)
 - c. Industrial Meters (30,+0)
 - d. Public Meters (19, +0)
 - e. Wholesale Meters (6, +0)

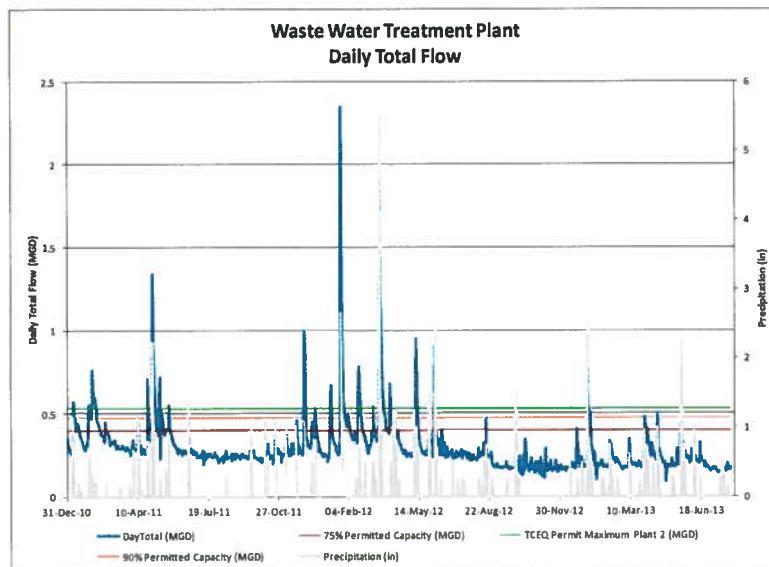
3. Consumption Report (Calendar Year Start 21 Dec 2012, Month 23 July 2013 thru 23 Aug 2013, 31 days)
 - a. Inflow (NTMWD), Calendar Year to Date: 127,499,000
 - b. Inflow (NTMWD), Month: 20,940,000
 - c. Usage, Calendar Year to Date 110,871,120 gallons
 - d. Usage, Month: 17,323,170 gallons
 - e. Usage, Average Daily Water Usage for the Month: 558,812 gallons
 - f. Calendar Year Water Loss Percentage (to date): 13.04%
4. Stage 3 water restrictions are in place.





Waste Water System

1. Project backlog:
 - a. Community Development Block Grant (CDBG) to fund sewer system project. See project status below.
 - b. GO Bond related engineering. See project status below.
 - c. Orange Street sewer lift station reconfiguration.
2. Worked on Lakehaven MUD agreement. Main document signed by Lakehaven personnel!! Now working on 4 preliminary documents for signature: Plant Site Right to Entry, Plant Site Sanitary Sewer Easement, Plant Site Escrow Deed.
3. Flo-Dar waste water flow meters installed.



Storm Water System

1. Project backlog:
 - a. Drainage issues behind Hurst Antiques.
 - b. Drainage issues behind May Furniture building.
 - c. Storm water line down Clairmont in need of upgrades.

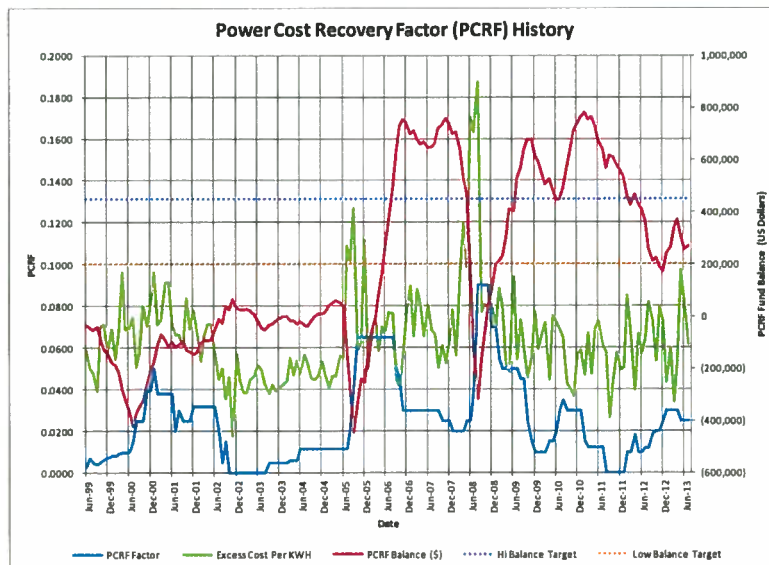
Property and Buildings

1. Project backlog:
 - a. City Hall
 - i. Additional window tinting.
 - d. JW Spain
 - i. Parking lot culvert replacement. (Underway)
 - ii. Restroom and concession stand door replacement/upgrade.
 - e. Public Safety Building
 - i. No new activity.
 - f. Chaparral Trail
 - i. See project status below.
 - g. Rodeo Arena.
 - i. No new activity.
 - h. Public Works maintenance barn. (Integrated plan with Electric System plan)
 - i. Reconfigure and update indoor space.
 - a. Bathroom
 - b. Locker space
 - c. Shower
 - d. Kitchenette/lunchroom
 - e. Office space
 - ii. Shelving
 - iii. Lean-to covered area for parts.
 - i. Rambler Park.
 - i. Upgrade project. (Underway)
 - a. Move gazebo closer to splash pad.
 - b. Sidewalk connector to the gazebo.
 - c. Replace Rambler's Park sign.
 - d. Replace Splash Zone sign.
 - e. New placards indicating park time for watering restriction levels.
 - j. North Lake
 - i. Police shooting range.
 - k. South Lake Park
 - i. The following items are due for replacement/maintenance:
 1. Repair/remove broken portal.
 2. Replace hanging bars, 10.
 3. Replace missing grill, qty 2.
 4. Replace bench at the boat ramp.
 5. Replace weak boards on fishing pier.
 6. Improve hose bib installation
 - l. Civic Center/Library
 - i. Handicap ramp compliance issues.
 - ii. Handicap parking striping and signage.
 - iii. New striping for parking lot.
 - m. Best Center
 - i. No new news.

- n. Senior Center
 - i. Concrete for entrance area.
 - ii. Carpet replacement. Funding approved by Centennial Committee.
 - iii. Lights for the parking lot.
- o. City Park
 - i. The following items are due for replacement/maintenance
 - 1. Place sand box around slide.
 - 2. Remove rock from underneath playground equipment and replace with sand.
- p. Downtown
 - i. Replace hanging planters on the median.
 - ii. Install banner mounts.
- q. Install historical markers for the following items:
 - i. Old city standpipe location.
 - ii. Ramblers Baseball Park.
 - iii. Old Train Depot site.
 - iv. Downtown square, William Gotcher
 - v. Looney-Dowlin First Public School

Electrical System

1. Project Backlog:
 - a. Create new service ordinance or change existing one.
 - b. Awaiting bids from Sharyland to buy our system and the cost to provide monthly maintenance for our system. (Complete)
 - c. New energy contract. (Underway)
2. Decision made to take over management, operation, and maintenance of Farmersville Electric.



Refuse System

1. No new activity.

Inspections, Permits, Plats

1. No new activity.

Vehicles/Tools

1. No new news.

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	Sep-13	Feb-14	TxDOT approval of contractor complete.
Main Street Grant Texas Capital Fund	\$150,000	\$15,000 Cash CoF Funded	Mar-12	Feb-13	Grant audit remaining.
Chaparral Trail Grant Texas Parks & Wildlife (Phase I)	\$200,000	\$50,000 4B Funded	Oct-12	May-13	Construction complete. Processing final paperwork.
Chaparral Trail Grant Collin County Open Space (Phase II)	\$300,000	\$150,000 (4B, : \$50K) (CoF, \$100K)	May-13	Oct-13	Construction complete except for: sod, tree planting, mile markers, water taps, extra bollards, culvert, picnic sign, and final punch list.
Chaparral Trail Grant Collin County Open Space (Phase III)	\$300,000	\$150,000	Not Awarded Yet	Not Awarded Yet	Grant package submitted to Collin County. Awaiting response.
Waste Water System Community Development Block Grant (CDBG)	\$275,000	\$41,250 (Cash)	Awarded	Awarded	Awarded, awaiting additional information
Waste Water Treatment Plant Texas Revolving Fund	\$14,000,000	Loan, 100%	Not Awarded Yet	Not Awarded Yet	Application turned in. This does not obligate the City but does give us an option
Farmersville Parkway TIGER Grant	\$4,823,208	CC, \$1,900,000 CoF, \$100,000	Not Awarded Yet	Not Awarded Yet	Application turned in. Awaiting award.
Farmersville Parkway Phase III Collin County Bond	\$3,800,000	\$1,900,000	On-Hold	On-Hold	On hold awaiting matching funding, 50%.
Floyd Street Extension Collin County Bond	\$200,000	\$100,000	On-Hold	On-Hold	On hold awaiting matching funding, 50%

Red indicates change from last council meeting.

General Obligation Bond Projects

Project Number	Project Name	Budget/Cost	Status	Estimated Construction Start Date	Estimated Construction End Date
Street Projects					
1	Sycamore Street Panel Replacement (Hwy 78 to Jackson)	123,000	Construction	Apr-13	Sep-13
2	Orange Street Overlay (380 to Old Josephine, Partially County Funded)	93,245	Engineering	Sep-13	Jan-14
3	CR557 Overlay (US 380 to SH 78), Majority County Funded	4,583	Complete	Oct-12	Jul-13
4	Hamilton Street Overlay (Yucca to Gaddy)	88,000	Engineering	Sep-13	Jan-14
5	Street Signs and Installation	95,000	Ready for Construction	Sep-13	Jan-14
6	Beech Street Overlay (Main to Beene)	137,000	Not Started	Oct-13	Dec-13
7	Windom Overlay (Maple to McKinney)	46,000	Not Started	Oct-13	Dec-13
8	Westgate Overlay (Hwy 78 to Wilcoxson)	94,000	Not Started	Oct-13	Dec-13
9	Central Overlay (College to Prospect)	101,000	Not Started	Oct-13	Dec-13
10	South Washington from Farmersville Parkway to Sid Nelson	88,000	Not Started	Jan-14	Feb-14
11	Sid Nelson from South Washington to Hamilton	88,000	Not Started	Feb-14	Mar-14
12	Hamilton Street from Hwy 380 to Farmersville Parkway	1,384,000	Not Started	Apr-14	Oct-14
13	Santa Fe Reconstruction (Jefferson to Main)	504,000	Not Started	Jun-14	Mar-15
14	Hamilton (McKinney to Yucca)	728,000	Not Started	Sep-14	Mar-15
Street Projects Total		3,573,828			
Street Projects GO Bond Allocation		3,575,000			
Water Projects					
15	North ET/North Main Street	189,000	Engineering	Oct-13	Mar-14
16	Rike/Houston/Austin Street	163,500	Not Started	Mar-14	May-14
17	Automated Meter Reading System	520,000	Construction	Mar-13	Dec-13
18	CR 608/CR 609	63,500	Not Started	Jan-14	Jun-14
19	Sycamore St/Hwy 78	329,000	Engineering	Jan-14	Jun-14
20	Bob Tedford Drive	83,000	Not Started	Jan-14	Jun-14
Wastewater Projects					
21	S Main & Abbey – Gravity Main	52,000	Not Started	Jan-14	Jun-14
22	Hwy 78 & Maple St – Gravity Main	57,000	Not Started	Jan-14	Jun-14
23	Hwy 78 & CR 611 – Gravity Main	172,500	Not Started	Jan-14	Jun-14
24	Floyd St – Lift Station	50,000	Not Started	Jul-13	Aug-13
25	Sycamore – Gravity Main	23,000	Complete	May-13	Jul-13
26	Hwy 380 & Welch Dr – Gravity Main	164,500	Not Started	Jan-14	Jun-14
27	Hwy 380 (AFI to Floyd St) – Lift Station & Force Main	445,000	Not Started	Jan-14	Jun-14
28	Locust – Gravity Main	88,500	Not Started	Apr-14	Jul-14
Water and Wastewater Projects Total		2,400,500			
Water and Wastewater Projects GO Bond Allocation		2,400,000			

Yellow cells indicate supported by bond dispersment (\$1.5M, \$2.0M, \$2.475M)

Action Item List

Project Name	Project Type	Date of Request	Person Assigned	Service Order Number	NOTES	CLOSE DATE
J.W. Spain complex doors and gates	Order new metal doors and iron gates for all exterior doors	8-Jan-2013	Paula Jackson		Ben placed the order for the doors and we are working on new locks	Open
Brick and Tree	for all past city council and mayors	01/14/2013	Paula Jackson			Open
Water hole in the sidewalk at Tony's Restaurant	have public works look to see what can be done to correct	14-Jan-2013	public works	149337		Open
Requirements for thickness of driveways	Research Suddivision and Zoning for the thickness for driveways. Questions regarding 6 in accompanied by geotechnical study	15-Jan-2013	Ben White/Paula			Open
Survey's and Reports	yearly... Meet with Ben	23-Jan-2013	Paula Jackson			Open
Senior Center	get with Woody Wright regarding the floor covering for the center	28-Jan-2013	Paula Jackson		WOODY HAS PICKED OUT HER FLOORING AND WILL GET ME A SAMPLE	Open
Crack sealing	The Asphalt portion of the Chaparral Trail	24-Jan-2013	Paula Jackson		Received quote: this will be forwarded for review: also received in a new quote for consideration	Open
Rambler Park	The Playground in in need of mulch	12-Mar-2013	public works			Open

Project Name	Project Type	Date of Request	Person Assigned	Service Order Number	NOTES	CLOSE DATE
CHAPARRAL TRAIL	LIGHT FOR THE 1 MILE MARKER	19-Feb-2013	BEN			Open
City Park	Need to have the boarders poured around all of the playground equipment		public works			Open
SIDEWALK	remove extremely bad section of sidewalk in front	17-May-2013	PUBLIC works			Open
bricks for pavilion	Ed Stuart	5-Jun-2013	Paula Jackson		received brick. Now Paula will see where it will be placed	open
Restrooms at parks	Audrey has requested a number of things to be fixed or replaced at the restrooms like signs on the mens and		Paula Jackson		Ben and I are looking into signs to be placed. And Larry Wood will fix the other issues	Open
Building Inspection Contract	look at BV Contract for Fees vs what we Charge on Permits	17-Jul-2013	Paula Jackson			Open
Move rolloff containers from Progressive to City Billing	Get with Progressive and make the Change over and make sure the charges are correct	17-Jul-2013	Paula Jackson			Open
Lead and Copper Samples	We will be taking sample bottles to 20 addresses and picking them up the next day. Then sending them to	27-Aug-2013	Paula/Eddie			Open

Project Name	Project Type	Date of Request	Person Assigned	Service Order Number	NOTES	CLOSE DATE
Old Time Saturday October 5th	Its time again for OTS... Lots of things will be done by Public Works with the the help of other City Staff and the Community	27-Aug-2013	Paula/Ben /Public works			Open
Oiling of Orange a small part of Orange St.	Collin County will Oil from Herron to Abbey	28-Aug-2013	Paula			Open
JW SPAIN	Concrete culverts and ends	1-Apr-2013	public works		material has been received	open
HONAKER HOUSE	Lighting and Fence	1-Apr-2013	public works			Open
Hot Mix Street Repairs	Looking at repairing Merit and some other streets.	28-Aug-2013	public works			Open

Project Name		Project Type	Date of Request	Person Assigned	Service Order Number	NOTES	CLOSE DATE
Plaque for Public Safety Building		Charles Currington Plaque	7-Jan-2013	Paula Jackson		ordered	Jul-13
	Jun-13	Research and present finding to City Manager: monthly charges and franchise fees	26-Jun-2013	Paula Jackson			Jul-13
change out the maps for the trial		Change out on the Web, on the brochures, and on the outdoor advertising cases	3-Jul-2013				Jul-13
Garbage Audit		Garbage Audit with Progressive	26-May-2013	Paula Jackson		this will be completed by 6-21-2013	Jun-13
4th of July		City will work with the Fire and Police Department to make this happen	25-Jun-2013	Ben			Jul-13



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – Library Report



Charles J. Rike Memorial Library

203 Orange Street - Farmersville, Texas

www.rikelibrary.com

972-782-6681

Monthly Report: August – 2013

Circulation:	2308
Computer Users:	571
Visitors:	1973
Inter-library Loan	
Books loaned to other libraries:	3
Books borrowed for our patrons:	5
Patrons Saved \$ *	\$35,517.15
New Patrons:	18
Volunteer Hours Donated:	38 hours 35 minutes

Other Items of Interest:

Summer Reading Club attendance for August:

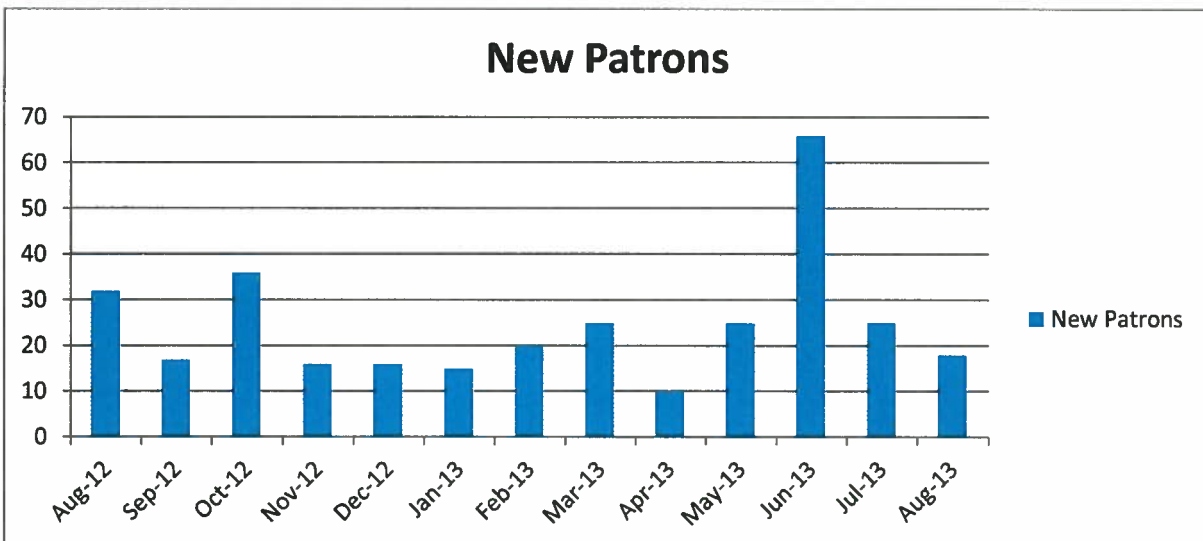
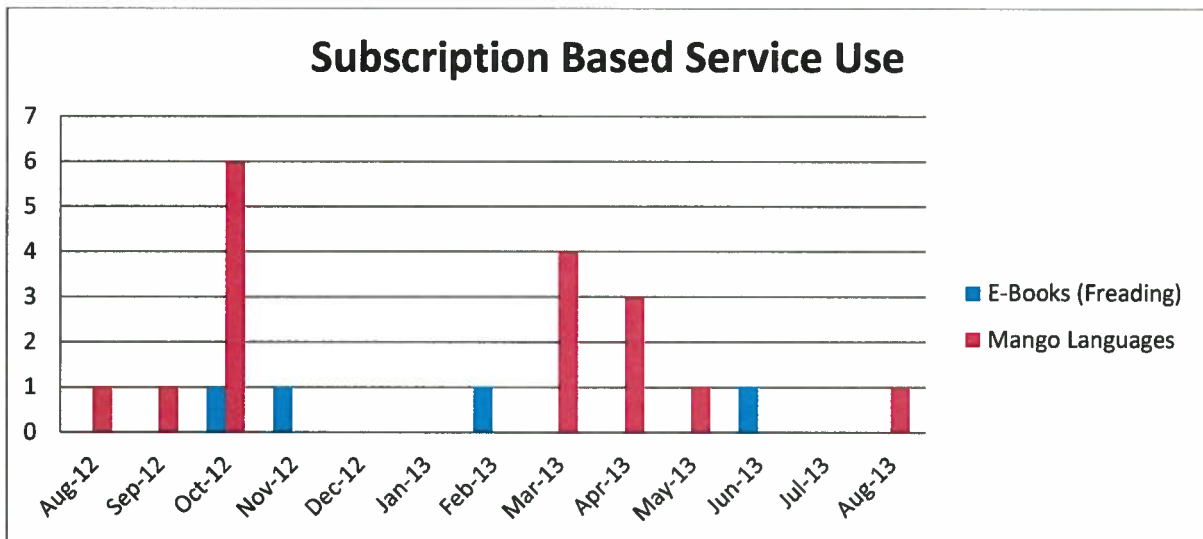
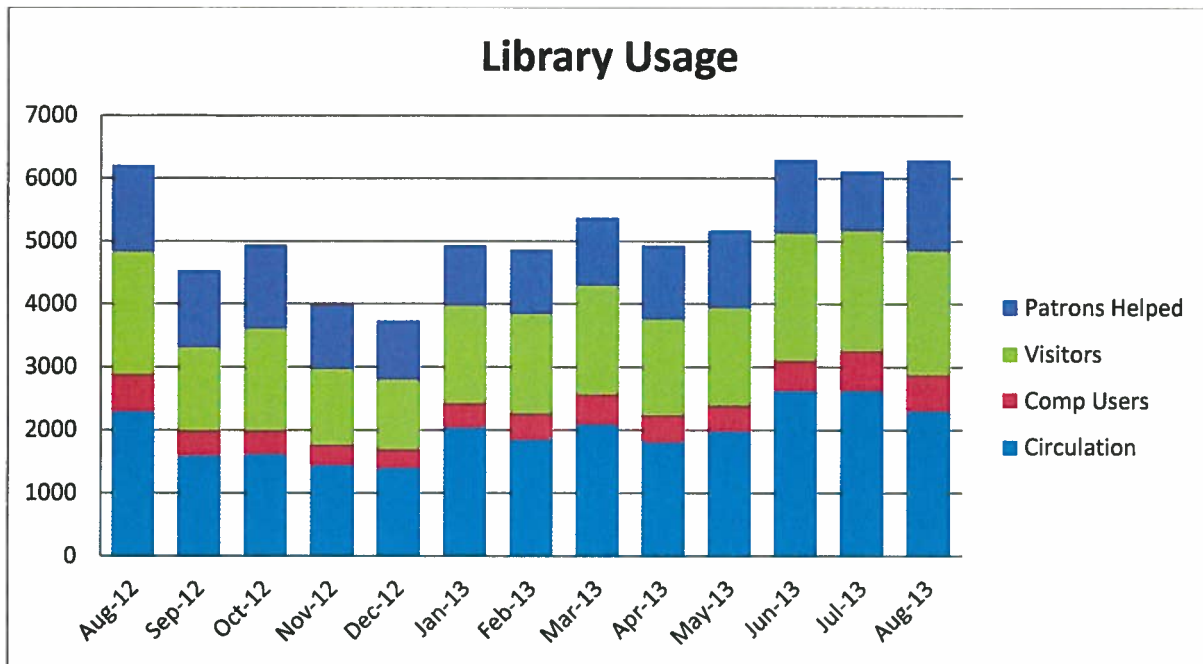
<u>Date</u>	<u>Kids</u>	<u>Adults</u>	<u>Theme</u>
8/07/13	16	7	Reading makes the world go round – Wyndi Veigel read
8/14/13	16	5	Digging up treasure – Wyndi Veigel read
8/21/13	30	6	I do not like them with a fox... - Wyndi Veigel read
August Total:	62	18	= 80

Complete Total: 388 children + 166 adults = 554 participants. 13% increase more than previous year. Last year's total attendance was 489. This year was another great success thanks to Wyndi Veigel, the sponsorship of the Farmersville Times, Charlie's Old Fashioned Hamburgers, Farmersville Rotary, the City of Farmersville, The Perot Museum, Ringling Bros. and Barnum & Bailey Circus, and FC Dallas. A very special thanks to the volunteers who read to the children and to those who helped them complete their crafts. What a wonderful summer!

During the library's "Food for Fines" program, the library collected over 70 items of food to donate to the Farmersville Food Pantry. We look forward to having this event again in the future.

Trisha Dowell attended the Collin County Commissioners budget meeting on August 20, to show support for the continuation of county funding for the county's libraries and make a personal statement on how much their funding and support means to our community.







TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: CONSENT AGENDA – City Manager's Report



City Manager Monthly Report

City Manager General

1. Attended the following meetings:

Meeting Description	Attended
City Council Meeting	2
Farmersville Economic Development Corporation (4A).	2
Farmersville Community Development Corporation (4B).	1
Planning and Zoning Commission	0
Parks and Recreation Board	0
Main Street Board	0
Downtown Merchants Meeting	0
Capital Improvements Advisory Commission	0
Building and Property Standards Meeting	0
Farmersville Garden Club	0
Realtors Meeting	0
Chamber of Commerce Board Meeting	0
Chamber of Commerce Networking Meeting	0
Farmersville Riding Club	0
Northeast Texas Trail Association (NETT)	0

Ordinances and Ordinance Changes

1. Backlog

a. New

- i. Painting of fire hydrants.
- ii. Electrical customer infrastructure/impact fees.
- iii. Street sign standards.

b. Change

- i. Standard design details for: water, wastewater, etc.
- ii. SUP/Game Room processes. Scheduled for Council approval.
- iii. Game Room permit process.
- iv. Revise codification for missed ordinances
 1. 1544 out of 1544 ordinances reviewed. 755 ordinances reviewed this month.
 2. Codification updates are made quarterly. Latest update was performed in July. Next update scheduled for October.

3. Next step is to verify changes have been made correctly.

Contracts

1. Backlog
 - a. Wireless tower based contracts (AT&T, Partnership Broadband now Rhino, T-Mobile). (Underway)
 - b. TIRZ ILA with Collin County Tax Office.
 - c. Franchise agreements. Refuse, telephone, gas, etc.
 - d. Energy contract. (Underway)
2. Assigning dates and cleaning up calendar related to all contractual obligations.
3. Scanning old and new contracts for storage into contracts database.
4. Working with Collin County to utilize some of their assets to help us with our Records Management System.

Planning

1. Continue support efforts to establish new impact fees. Next step, Public Hearings and adoption (10 Sep 2013).

Policy Changes

1. Backlog
 - a. Personnel policy updates.
 - i. Absence and leave section. (Underway)
 - b. Information Technology policy. (Underway)

Personnel Related Matters

1. Implementing new insurance rate and insurance on-line enrollment.
2. Reviewing the personnel policy related to vacation, comp time, sick time, personal time, jury duty, bereavement, holiday, exempt/nonexempt status, attendance.

Customer Service Window

1. Brush and debris pick-up issues were on the rise. Working with Progressive to remedy issues related to confirmation of pick-up for billing.

Budget/Finance

1. Budget preparations are complete. Awaiting final Council approval 10 Sep 2013.
2. Continuing new account coding methods for existing and new budget.
3. Completed investigation of bond options for the electrical system. The current recommended is to use a "tax note" approach to fund the capital equipment and improvements. First Southwest is already preparing the initial note paperwork for \$600K for council approval.
4. Communicating with auditor to set up annual audit.
5. Ad valorem tax rate recommendation is set.

Information Technology

1. Currently integrating all the City buildings into an enterprise network. This helps with information sharing and data collaboration (sharing calendars, etc.). All hardware received awaiting configuration and installation. 98% complete.
2. Camera system installed at Onion Shed. Currently completing network/internet connectivity with the BEST Center. This will also give us internet connectivity at the Best Center via a wireless router.

Special Events

1. Supported preparations for Old Time Saturday.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Farmersville Economic Development Corporation
Financial Report

Farmersville Economic Development Corp 4A
Investment and Budget Report

August 2013

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A

August 2013

Statement Balance 8-01-2013	\$159,936.47
Deposits:	
Sales Tax:	\$17,368.73
Cking Int .05%	\$6.79
CD Interest	\$106.16
Transfer to Texpool	
Transfer from Texpool	\$-
Checks (1089,1087)	<u>\$(25,600.00)</u>
Statement balance 8-31-2013	\$151,818.15

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Checks 1888 First United Methodist	\$(1,912.50)

Balance 9-4-2013	<u><u>\$149,905.65</u></u>
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Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2013

	FY 2013	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance	Budget	\$87,543.90	\$96,290.62	\$110,818.14	\$124,603.11	\$129,341.44	\$144,370.19	\$155,191.48	\$172,286.08	\$138,468.31	\$154,342.92	\$159,936.47		
Deposits														
Sales Tax Collections	\$140,000.00	\$13,768.94	\$14,396.28	\$13,677.33	\$12,126.80	\$14,917.62	\$11,035.26	\$17,031.36	\$18,008.87	\$15,762.50	\$17,434.61	\$17,388.73		\$165,528.30
Interest Income cking	\$1,500.00	\$4.49	\$3.84	\$4.90	\$5.37	\$4.97	\$6.33	\$6.58	\$6.61	\$5.95	\$6.62	\$6.79		\$62.45
Transfer from Texpool to First Bank														\$-
Transfer funds to CD														\$-
Transfer to Texpool														\$-
CD Interest Earned		\$123.29	\$127.40	\$102.74	\$106.16	\$106.16	\$95.89	\$106.16	\$102.74	\$106.16	\$102.74	\$106.16		\$1,185.60
Total Revenue	\$141,500.00	\$101,440.62	\$110,818.14	\$124,603.11	\$136,841.44	\$144,370.19	\$155,507.67	\$172,335.58	\$190,404.30	\$154,342.92	\$171,886.89	\$177,418.15	\$-	\$166,776.35
Expenses:														
Administration	\$1,000.00											\$600.00		\$600.00
Meeting Expenses	\$1,000.00						\$233.69				\$177.80			\$411.49
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$200.00													\$-
Marketing/promotion Expenses														\$-
Marketing/Promotion Expenses/Advertising	\$5,150.00	\$5,150.00												\$-
Collin College Sponsorship	\$7,500.00				\$7,500.00									\$5,150.00
Legal Service	\$2,500.00						\$82.50	\$49.50						\$7,500.00
Farmersville Chamber	\$1,000.00													\$132.00
Farmersville Rotary	\$500.00													\$-
Total Expenditures	\$19,350.00	\$5,150.00	\$-	\$-	\$7,500.00	\$-	\$316.19	\$49.50	\$-	\$-	\$177.80	\$600.00	\$-	\$13,193.49
Directive Business Incentives														\$-
Collin College Project(sewer/street/electric)	\$100,000.00													\$-
NTMWD Regional WW Treatment	\$150,000.00													\$-
Planning	\$125,000.00								\$51,935.99		\$5,185.12			\$57,121.11
Façade Grant Program	\$50,000.00										\$6,587.50	\$26,912.50		\$33,500.00
Total Development Cost	\$425,000.00			\$-	\$-	\$-	\$-	\$-	\$51,935.99	\$-	\$11,772.62	\$26,912.50	\$-	\$90,621.11
Total Expenditures	\$444,350.00	\$5,150.00	\$-	\$-	\$7,500.00	\$-	\$316.19	\$49.50	\$51,935.99	\$-	\$11,950.42	\$27,512.50	\$-	\$103,814.60
Revenue vs Expenditures														\$-
From Reserves	\$302,850.00													\$-
Balance Budget	\$-													\$-
Total Expenditures								\$49.50	\$51,935.99	\$-	\$11,950.42	\$27,512.50	\$-	\$103,814.60
Ending Bank Balance		\$96,290.62	\$110,818.14	\$124,603.11	\$129,341.44	\$144,370.19	\$155,191.48	\$172,286.08	\$138,468.31	\$154,342.92	\$159,936.47	\$149,905.65	\$-	\$-
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00		\$250,000.00
Texpool Balance		\$366,206.23	\$366,253.33	\$366,300.17	\$366,330.89	\$366,357.13	\$366,389.71	\$366,420.46	\$366,442.72	\$366,460.10	\$366,476.62	\$366,490.21		\$366,490.21
Interest Earned		\$51.49	\$47.10	\$46.84	\$30.72	\$26.24	\$32.58	\$30.75	\$22.26	\$17.38	\$16.52	\$13.59		\$335.47
Total Available Funds		\$712,496.85	\$727,071.47	\$740,903.28	\$745,672.33	\$760,727.32	\$771,581.19	\$788,706.54	\$754,911.03	\$770,803.02	\$776,413.09	\$766,395.86	\$-	
							k							



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Farmersville Community Development Corporation
Financial Report

Farmersville Corporation Development Corp 4B
Investment and Budget Report

August 2013

Prepared by: Daphne Hamlin

Farmersville Community Development Corp 4B
August 2013

Statement Balance 8-1-2013	\$104,458.25
Deposits:	\$17,368.73
Sales Tax:	\$-
Cking Int .05%	\$4.83
Stop payment Fee	
Transfer to Texpool	
Transfer from Texpool	\$-
Checks 2163-2168	<u>\$(3,677.47)</u>
Statement balance 8-31-2013	\$118,154.34

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Checks 2162 and 2169	\$(194.00)

Balance 9-4-2013	<u>\$117,960.34</u>
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Farmersville Community Development Corporation
Financial Statement
For the Fiscal Year Ended September 30, 2013

9/4/2013

	October	November	December	January	February	March	April	May	June	July	August	September
Beginning Bank Balance	49,726.77	\$79,563.99	\$88,926.17	\$89,474.91	\$ 88,702.93	\$53,477.90	\$56,384.31	\$68,109.72	\$79,520.20	\$ 93,292.19	104,139.78	
Deposits:												
Sales tax deposits	13,768.94	14,366.28	\$13,677.33	12,126.80	14,917.62	\$11,035.26	\$17,031.36	\$18,008.87	\$15,762.50	\$ 17,434.61	\$17,368.73	
Interest income-bank	3.25	3.11	\$3.74	3.75	2.39	\$2.28	\$2.40	\$3.22	\$3.48	\$ 4.15	\$4.83	
Transfer to TexPool												
Transfer From Texpool to First Bank	100,000.00			1,200.00								
Refund from Boudhary Solutions												
Reimbursement for Marketing												
Reimbursement for Main Street Mgr.												
Adjusting Entry												
Total Revenues	163,498.96	93,963.38	102,607.24	102,805.46	103,622.94	64,515.44	\$73,393.07	\$86,121.81	\$95,286.18	\$110,730.95	121,513.34	\$ -
Disbursements:												
Main Street	56,387.91	\$ 756.52	\$ 452.17	841.75	840.61	\$451.13	\$285.17	\$574.11	\$343.99	\$ 383.05	\$203.00	
Miscellaneous										\$ 60.00		
Marketing	881.00	\$ 1,095.93	\$10,118.07									
Reimburse city for accounting												
Chaparral Trail Improvements				\$ 800.00	49,200.00							
Collin College Scholarship sponsorship				\$ 2,500.00								
Chamber of Commerce					104.43	\$3,000.00						
May Taxes		\$ 438.70										
Bain Honaker House Restoration	5,000.00											
Downtown Museum seed money	20,000.00											
Christmas Activities		\$ 1,080.00	\$ 895.03									
Farmersville Parkway Survey				\$ 2,200.00				\$2,527.50		\$ 1,149.94		
Splashpad Restrooms												
Historical Marker for Post Office Bldg												
Grass Seed	1,666.06	\$ 1,666.06	\$ 1,666.06	\$ 4,998.18		\$4,680.00		\$3,500.00	\$1,650.00	\$ 3,350.00		
Land purchase												
Fire Works												
Tree irrigation/fertilization												
Security System												
Flag Pole Installation				\$ 2,762.60								
Total Expenses	83,934.97	\$ 5,037.21	\$ 13,132.33	\$ 14,102.53	\$50,145.04	\$8,131.13	\$5,283.35	\$6,601.61	\$1,993.99	\$6,591.17	\$3,553.00	
Ending Bank Balance	79,563.99	88,926.17	89,474.91	88,702.93	53,477.90	56,384.31	68,109.72	79,520.20	93,292.19	104,139.78	117,960.34	
TEXPOOL Balance	84,740.20	\$84,751.13	\$84,761.97	\$84,769.05	\$84,775.11	\$84,782.66	\$84,789.81	\$84,794.96	\$84,798.97	\$ 84,802.79	\$84,805.95	
Interest income-TEXPOL	16.70	10.93	10.84	7.08	6.06	\$7.55	\$7.15	\$5.15	\$4.01	\$ 3.82	\$ 3.16	
Total Available Funds	164,304.19	173,677.30	174,236.88	173,471.98	138,253.01	141,166.97	152,899.53	164,315.16	178,091.16	188,942.57	202,766.29	

Signed:

Farmersville Community Development Corporation
Cumulative Income Statement
For the Fiscal Year Ended, September 30, 2013

9/4/2013

	FY2013												Actual		%
Particulars	Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD	
Revenue:															
Sales Tax Collections	\$164,000	\$13,769	\$14,396	\$13,677	\$12,127	\$14,918	\$11,035	\$17,031	\$18,009	\$15,763	\$17,435	\$ 17,369		\$165,528	100.93%
Interest Income		20	14	15	11	8	10	10	10	\$7	8	\$ 8		120	
Reimbursement for Marketing														-	
Refund Boundary Solutions					1,200										
Reimbursement for Main Street Mgr.															
Transfer from TEXPOOL for cash in bank															
Total Revenue	\$164,000	\$13,789	\$14,410	\$13,692	\$13,338	\$14,926	\$11,045	\$17,041	\$18,019	\$15,770	\$17,443	\$ 17,377	\$0.00	\$166,849	101.74%
Expenses:															
Main Street:															
Salary	56,388	56,388												56,388	100.00%
Supplies	8,612	95	757	452	842	841	451	285	574	\$344	383	203		5,226	60.69%
Total Main Street	\$65,000	\$56,483	\$757	\$452	\$842	\$841	\$451	\$285	\$574	\$344	\$383	\$-	\$-	\$61,411	94.48%
Miscellaneous	2,000							25			60			\$85	4.25%
Marketing Program	12,000	786	1,096	10,118										12,000	100.00%
Reimburse city for accounting	500														0.00%
Chaparral Trail Improvements	50,000				800	49,200								50,000	100.00%
Collin College Scholarship sponsorship	3,500				2,500									2,500	71.43%
Chamber of Commerce	3,000						3,000							3,000	100.00%
May Taxes	800		439			104								543	67.88%
Bain Honaker House Restoration	5,000													5,000	100.00%
Downtown Museum seed money	20,000													20,000	100.00%
Christmas Activities	2,000		1,080	896										1,976	98.80%
Farmersville Parkway Survey					2,200									2,200	
Splashpad Restrooms	20,000								2,528		1,150			3,677	18.39%
Historical Marker for Post Office Bldg	1,500														0.00%
Grass Seed	5,000						4,680	4,998			4,998			4,680	93.60%
Land purchase	20,000	1,666	1,666	1,666	4,998									19,992	99.96%
Fire Works	3,500								3,500	\$1,650		3,350		3,500	100.00%
Tree Irrigation/fertilization	5,000													5,000	100.00%
Security System	7,500														
Flag Pole installation	12,000				2,763									2,763	23.02%
Total Expenses	\$238,300	\$83,935	\$5,038	\$13,132	\$14,103	\$50,145	\$8,131	\$5,308	\$6,602	\$1,994	\$6,591	\$3,350	\$-	\$198,328	83.23%
Excess Revenue Over Expenses		(74,300)	9,372	560	(765)	(35,219)	2,914	\$11,733	11,418	13,776	10,852	14,027			



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Planning & Zoning Minutes

- P&Z did not hold a meeting in August 2013. Information was not complete by a developer to initiate a meeting.
- The Commission has a meeting scheduled on September 16th.

Electronic minutes are found at the following link:

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



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Sign Board of Appeals Minutes

- There was not a meeting of the Sign Board of Appeals during the month of August 2013.

Electronic minutes are found at the following link:

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



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Capital Improvements Advisory Commission Minutes

- There was not a meeting of the Capital Improvements Advisory Commission during the month of August 2013.

Electronic minutes are found at the following link:

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



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Farmersville Community Development Corporation Meeting Minutes

Electronic minutes are found at the following link:

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

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)
MINUTES August 12, 2013 – DRAFT

CALL TO ORDER, ROLL CALL AND RECOGNITION OF VISITORS

The Farmersville Community Development Corporation Board met on August 12, 2013 in the City Council Chambers at City Hall. President Leaca Caspari convened the meeting at 5:46 p.m. and announced that a quorum was present after roll call. The following board members were present: Leaca Caspari, Donna Williams, Barbara Stooksberry and David Ketcher. Absent: Dick Seward, Phillip Weiss and David Reynolds. President Caspari welcomed City Councilman Jim Foy, City Manager Ben White, City Secretary Edie Sims, Ricky Sims, Steve Caspari, Diane Piwko and Bertie Neu. Main Street Manager Adah Leah Wolf present at meeting after Executive Session.

ACCEPT RESIGNATION OF BOARD MEMBER PHIL WEISS

On a motion by David Ketcher and a second by Barbara Stooksberry, the Board accepted Phil Weiss' resignation and recommended submitting to City Council for final action.

PUBLIC HEARING – RECEIVE PUBLIC COMMENT ON PROPOSED 4B BUDGET AND GOALS FOR 2013-2014 FISCAL YEAR

The Public Hearing was opened at 5:48 p.m. with no one coming forward in favor of the proposed budget. Diane Piwko came before the Board opposing the proposed budget regarding the National Registry project. The Public Hearing was closed at 5:54 p.m.

CONSIDER, DISCUSS AND ACT UPON THE FINAL 4B BUDGET AND GOALS FOR 2013-2014 FISCAL YEAR

David Ketcher motioned to recommend the 4B Budget and Goals for 2013-2014 as presented with Donna Williams seconding the motion and passed the full Board.

EXECUTIVE SESSION – DISCUSSION OF LEGAL MATTERS AS PERMITTED BY TEXAS GOVERNMENT CODE §551.071

The Board went into Executive Session at 5:55 p.m.

RECONVENE AND TAK ANY ACTION FROM EXECUTIVE SESSION

The Board reconvened from Executive Session at 6:16 p.m. and took no action from the Executive Session.

CONSIDER FOR APPROVAL JULY 29, 2013 MEETING MINUTES

Donna Williams motioned to approve the minutes as presented with David Ketcher seconding the motion and passed the full Board.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

The Board reviewed the items for payment with City Manager Ben White indicating the irrigation project is half-way complete. Donna Williams motioned to accept the checks as presented for payment with Barbara Stooksberry seconding the motion and passed the full Board.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JULY 2013 AND REQUIRED BUDGET AMENDMENTS

Donna Williams motioned to accept the Financial Statements as presented with David Ketcher seconding the motion and passed the full Board.

MONTHLY MAIN STREET PROGRAM UPDATE—ADAH LEAH WOLF

Main Street Manager Adah Leah Wolf provided a written monthly report for July, and highlighted the following: Façade work on Austin's Cleaners is now complete! Everyone is invited to attend a celebration reception on August 15, from 6-8 PM. The Farmersville Heritage Museum board was able to secure a substantial amount of old lumber and tin from the railroad's shed on S. Main which has been torn down. The materials will be used for museum construction, as well as for maintenance of the city's Onion Shed. Manager has met with Belinda Alonso, to assist her with information as she develops a walking historic tour of downtown. The Audie Murphy Day Committee had their final wrap up meeting. Many photographs were obtained from volunteer photographers. Sponsorships received this year covered all costs of the event. Manager and several downtowners attended Chamber workshop on Facebook promotions. On July 22, a Visual Merchandising Workshop was given by Sarah Jane Blankenship from the Texas Main Street office in Austin. It was well attended, and was followed by on five on-site merchant visits. Downtown median irrigation upgrades are half completed. Amy's Car Wash location has begun construction on a nail salon and Laundromat. The July downtown merchants meeting was hosted by Shop WagJack. It has recently opened at 206 McKinney Street, and carries antiques and home furnishings. Big Tacos Restaurant has opened at 124 McKinney Street, and they will host the downtown merchants get together on August 15. Ellee's Eatery held a successful "Men's Night Out", and Anlyn Brothers Coffee has now hosted two "Ladies Night Out" events.

CITY MANAGER REPORT—BEN WHITE

City Manager Ben White presented a written monthly update for July, and highlighted the following: The Onion Shed security system is nearly installed. Freedom Plaza flagpole upgrade will consist of one large 40' pole, which can accommodate a variety of flag hanging options. This will not be as costly as previously projected, which will allow another flagpole installation near the E. side of the Onion Shed. The cost of this set of 3 poles will be shared by the Audie Murphy Day Committee. New flooring has been selected for the Senior Center. New fence pickets are under construction around the Bain-Honaker House. The Splash Pad is open and getting lots of use. The Chaparral Trail Grant work, (provided by the Collin County Open Space grant) is nearly complete, with minor construction items remaining such as grass, bollards, and culvert.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The board will meet next on September 9, 2013.

ADJOURNMENT

There being no further business, President Caspari adjourned the meeting at 6:46 PM.

Signatures:

Leaca Caspari, President

David Reynolds, Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Farmersville Economic Development Corporation Meeting Minutes

Electronic minutes are found at the following link:

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

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

August 1st, 2013

The Farmersville EDC met in special session on August 1st, 2013, at 7:00 p.m. at the City of Farmersville Council Chambers with the following members present: Robbie Tedford, Chris Lair, Bob Collins, Kris Washam, and Kevin McGuire. Staff members present were City Manager Ben White and City Accountant Daphne Hamlin. Council member present was Mayor Joe Helmberger. Special guest recognized Andrew Watson

CALL TO ORDER

Bob Collins convened the meeting at 7:03 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Staff members present were City Manager Ben White and City Accountant Daphne Hamlin. Council member present was Mayor Joe Helmberger. Special guest recognized Andrew Watson

BUDGET WORKSHOP

Bob Collins opened the floor for discussion on the Farmersville Economic Development Corporation 4A proposed budget 2013-2014. Robbie Tedford suggested to only increase sales tax revenues by \$20K and to lower Interest earned by \$400. Only increase to expenses was in the marking/promotion from \$5,150 to \$7,170 all other expenses remained the same.

Development Construction for Collin College, NTMWD Regional Wastewater Plant, Electric Study and The Façade Grant remained the same as well.

City Manager Ben White gave a presentation on the electrical system. Ben White was requesting funding in regards to the electrical rate study. EDC 4A will contribute \$15K toward the continued study. EDC 4A also granted funding for the electrical system not to exceed \$193K with a payback of 50% from the City of Farmersville Electrical system to EDC 4A in the budget year 2014-2015.

Attached "Exhibit A" are the results of those discussions.

ADJOURNMENT

On a motion by Kris Washam and a second by Chris Lair, The Board adjourned at 8:40p.m.



Bob Collins, President

ATTEST:



Kris Washam, Secretary

Farmersville Economic Development Corp 4A

Exhibit "A"		
REVENUE	CURRENT 2012-2013 BUDGET	PROPOSED 2013-2014 BUDGET
Sales Tax	\$140,000.00	\$160,000.00
Interest Earned	\$1,500.00	\$1,100.00
Total Revenue:	\$141,500.00	\$161,100.00
Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing/Promotion Expenses/Adv	\$5,150.00	\$7,110.00
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Legal	\$2,500.00	\$2,500.00
Total Expenses:	\$19,350.00	\$21,310.00
Development		
Collin College Project (sewer/street)	\$100,000.00	\$100,000.00
NTMWD Regional Waste Water	\$150,000.00	\$150,000.00
Electrical Study	\$125,000.00	\$125,000.00
Facade Grant Program	\$50,000.00	\$50,000.00
Total Development Cost:	\$425,000.00	\$425,000.00
Total Expenditures	\$444,350.00	\$446,310.00
Revenue vs. Expenditures	\$(302,850.00)	\$(285,210.00)
From Reserves	\$302,850.00	\$285,210.00
Balance Budget	\$-	\$-

2013-2014 Goals and Specified Projects Economic Development Corporation

Goals:

1. Create a business atmosphere in Farmersville that supports:
 - a. Retention and expansion of existing businesses,
 - b. Attracting new or relocating businesses that will increase the quality and quantity of primary jobs
 - c. Working with regional coalitions to address infrastructure, transportation, education and quality of life issues,
 - d. Recruiting at least one new employer per year.
2. Improve communication with the community and communicate accomplishments of the Economic Development Corporation
3. Enhance and promote the quality of life of the community and the crossroads significance of the city.
4. Partner with Collin College for a functional college by 2015.
5. Work with the City of Farmersville and the North Texas Municipal Water District (NTMWD) to establish a regional wastewater treatment plant (WWTP) servicing the area.
6. Support the City of Farmersville in retaining, upgrading, and establishing operation of the electric utility system.
7. Promote and support implementation of the 2013 Comprehensive Plan as appropriate.

Projects: Specific funding activities to achieve stated goals:

1. Regional wastewater infrastructure design
2. Planning and establishment of electric utility system operation
3. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
4. Locate property for an EDC investment for future projects.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Parks Board Minutes

Electronic minutes are found at the following link:

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

**CITY OF FARMERSVILLE
PARKS AND RECREATION BOARD MINUTES
AUGUST 20, 2013**

The Farmersville Parks and Recreation Board met in regular session on August 20, 2013 at 6:00 p.m. at City Hall with the following members present: Chairman Mark Vincent, Glenn Bagwill, Autumn Barton and Todd Rolen. City staff member Christi Dowdy was also present.

CALL TO ORDER

Chairman Mark Vincent called the meeting to order at 6:00 pm, and roll was called by Christi Dowdy who announced that a quorum was present.

APPROVAL OF MINUTES

A motion was made by Autumn Barton to approve minutes from the July 16, 2013 meeting and a second was made by Glenn Bagwill. Motion passed all in favor.

DISCUSSION OF KEEP FARMERSVILLE BEAUTIFUL "SPRUCIN' UP THE SQUARE" EVENT

The Board discussed the first KFB event which is scheduled for Saturday, September 28, 2013. It was agreed that the event will take place from 9 a.m. until 12:00 p.m. Autumn Barton volunteered to contact the FHS Athletic Department as well as the FFA Department in hopes of securing volunteers. Todd Rolen advised that he would contact the Vice Principal at the High School as well as FFA Alumni members to request volunteers. Glenn Bagwill reminded the members of the school community service program which might bring volunteers as well.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The Board wishes to clarify the parameters of the Adopt-A-Spot program on the Chaparral Trail.

ADJOURNMENT

The meeting was adjourned at 6:17 p.m. by Mark Vincent.

Mark Vincent, Chairperson



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
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

**Farmersville Main Street Board
Meeting Minutes August 20, 2013
City Council Chambers**

The meeting was brought to order at 5:15 PM by Bryan Williams. Present were Main Street Manager, Adah Leah Wolf, and board members Matthew Busby, Bryan Williams, Leaca Caspari, and Andy Washam. New board member Andy Washam was welcomed.

Consider for approval July 16, 2013 Meeting Minutes:

Leaca Caspari made a motion to approve the minutes as printed; Matthew Busby seconded the motion. The motion passed.

Consider for approval July 2013 Financial Statements:

Leaca Caspari made a motion to approve the minutes as printed; Matthew Busby seconded the motion. The motion passed

Information about National Register Nomination Project

Manager gave the board information about the National Register Nomination process, as well as its advantages and current progress. 4B has budgeted \$4,000 for this project for fiscal year 2014.

Farmersville Heritage Museum Update

Manager showed the board members diagrams and renderings, as well as photos. Historic lumber and tin from the onion shed south of the railroad tracks on Main Street has been obtained; the building was torn down by the railroad due to relocation of tracks. 150 pieces of 2" x 10" x 14' lumber were obtained, as well as 100 pieces of corrugated tin. Matthew Busby has completed a survey of the site area. 4B has contributed seed money to the project. The non-profit status is pending with the IRS; when it is completed fundraising for approximately \$150,000 will ensue. The Museum has an eleven member board that meets monthly.

Main Street Manager Report

Adah Leah Wolf presented a written report for July, and highlighted the following: The next Farmers & Fleas Market will be on September 7; volunteers are welcomed. Classic cars will be in town for the Bugtussle trek on August 24, from approx. 7:30-8:30 AM. Main Street will assist with the downtown clean up planned by the Parks Board for Sept. 28. The visual merchandising workshop held on July 22 (given by Sarah Jane Blankenship from the Austin Main Street office) was well attended. Approximately 100 persons attended the reception held Aug. 15 to celebrate the completion of Austin's Cleaners façade renovation.

Discussion of placing items on future agendas:

Agenda items for September 17 meeting to include election of officers.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:27 P.M.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Main Street Report

Main Street Report is attached.



Main Street Monthly Report
August 2013
 Reported by Adah Leah Wolf, Manager



ORGANIZATION:

12	4B Board meeting: preparation of meeting handouts, agenda posting, minutes, reports, etc. This meeting included the Public Hearing for the 2014 budget.
19	Farmersville Heritage Museum board meeting. Old lumber and tin from the railroad's onion shed located just south of railroad tracks on Main Street was obtained for the museum. Clay Potter was welcomed to the board.
20	Main Street Board meeting. Updates on Heritage Museum and on National Register Nomination project. Welcomed Andy Washam (AnLyn Brothers Coffee Company) to the board.
14, 28	City staff meetings.
27	City Council accepted resignation of 4B Board member Phil Weiss, and appointed Paul Kelly to the board.

PROMOTION:

1	E Newsletter/monthly event calendar for downtown sent for the month of August.
3	Farmers & Fleas Market. Volunteers included City councilman John Klostermann. Preparation includes vendor registrations, press releases, ad placement, etc.
	Doug and Lori Laube are preparing to resume restoration of their building (129 McKinney St.). Main Street is working with them to place several laminated posters on the front of their building to show the restoration progress to date as well as the architectural rendering of the completed project.
3	Public dedication of Charles Curington Public Safety Building.
12	E News send regarding: invitation to FDMA get together, and invitation to Reception celebrating Austin's façade renovation.
	Volunteer Jack Smith provided photos of the reception at Austin's Cleaners.
15	Photos and information about Farmersville downtown attractions submitted to the North East Texas Trails group for use on their website.
15	Reception at Austin's Cleaners to celebrate the completion of their façade renovation. Main Street provided display boards showing historic photos of the building and the process of work completed. Over 100 attended!
23	Provided goody bags for Georgia Curry and her book club, which met at Sugar Hill Restaurant and stayed for shopping afterward.
24	Bugtussle Antique Car group comes to Farmersville. Downtown Shoppers Guides provided in their packets.
	Downtown Shoppers Guides revised and placed on website. Those businesses with face book pages have been identified.
30	E Newsletter/monthly event calendar for downtown sent for the month of September.
30	Contacted Dawn Burkes of the Dallas Morning News; she is our contact person for the Collin County News page. She will receive press updates from the city.

DESIGN:

2	Façade work completed on Austin's Cleaners (112 McKinney Street)! E News sent to downtowners.
	A Security cameras surveillance system has been installed on the Onion Shed due to increased vandalism
30	Jennifer Jiles and Doris Williams have requested Main Street architectural design assistance for their newly purchased building, 101 Candy Street.
	Bill Nerwich, contractor, continues work on façade and interior of 100 McKinney Street.
	Downtown median irrigation upgrades are nearing completion by Oak Grove Landscaping.
	New flagpoles have been ordered for the park area near the Onion Shed; cost will be partially covered by the Audie Murphy Day Committee.

ECONOMIC RESTRUCTURING:

	Information on GoTexan membership sent to all restaurants in the Main Street district. This is a low cost program to publicize Texas made foods, products, and restaurants, organized by the TX Dept. of Agriculture.
	Information on downtown properties for sale/lease provided to two requestors this month.

	Mary Berry has leased 406 McKinney Street for a new shop: Fancy Fibers Spinning & Weaving School, Store, and Studio. In addition to being a working artist's studio, classes will be offered in spinning, dyeing and weaving. A shop area will sell equipment, spinning fibers, and finished goods. The grand opening will be Oct. 5 and 6.
15	Chamber early networking meeting attended at All Heart Vet Clinic
15	Downtown Merchants meeting, hosted by Big Tacos Restaurant (owner Rocio Nunez).
22	Chamber luncheon at Ellee's Eatery attended; program by Deanna Kuykendahl of Rep. Scott Turner's office
29	Met with Kevin Goldsberry regarding downtown building owned by Holders.
	Daniel & Brown provided current updated to downtown businesses map-a very useful reference tool!
	The French Bunny has expanded their retail space, and now carries ladies boutique apparel and formal dresses.

112 MCKINNEY STREET THROUGH THE YEARS



Early 20th Century



Teens/Early 20s



Forties



1970



Before Restoration



2013





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Building & Property Standards Minutes

- An Order of Abatement was filed through the Building and Property Standards for property located at 309 Haislip. To view the Order, please see the City Secretary.
- The final date for the property owner to fulfill his obligation is September 14, 2013. After which, the City will begin preparations to have the structures demolished and place a lien on the property for costs incurred by the City.

Electronic minutes are found at the following link:

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



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – TIRZ Minutes

The TIRZ Board did not meet during the month of August.

Electronic minutes are found at the following link:

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

- Kenneth Maun's Office is working on an Interlocal Agreement regarding the collection of taxes within the TIRZ. It will also go before Commissioner's Court in the near future.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – Farmersville Public Housing Authority Report

- Information from the August meeting is included for review.

AGENDA
TEXOMA HOUSING PARTNERS
BOARD MEETING
Wednesday – August 14, 2013 – 5:30 P.M.
Bonham Housing Authority Offices
810 W. 16th, Bonham, Texas

A. Call to Order and Declaration of a Quorum

B. Invocation and Pledges

C. Approval of Minutes: Approve Meeting Minutes for June 2013 **Page #1**

D. Public Housing Director's Report

E. Consent

All items on Consent Agenda are considered to be routine by the Texoma Housing Partners' Board and will be enacted with one motion. There will not be separate discussion of these items unless a member of the Governing Body or a citizen so requests, in which event, these items will be removed from the general order to business and considered in normal sequence.

- 1. May, June and July 2013 Liabilities:** Authorize the Secretary/Treasurer to make payments in the amounts as listed.

Terrell Culbertson, Finance Director

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F. Action

- 1. THP Audit Report for fiscal year ended 03/31/2013:** Accept THP's Audit Report for Fiscal Year ended 03/31/2013, authorize payment to the audit firm in accordance with the terms of the engagement letter and authorize distribution of the report to HUD.

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- 2. Deer Run Apartment Complex, Trenton, Texas:** Authorize purchase of Deer Run Apartment Complex in Trenton, Texas.

Allison Minton, Client Services Director

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- 3. THP FYE 2013 Budget Status Update:** Accept recommendation, if any, regarding THP FYE 2013 budget.

Terrell Culbertson, Finance Director

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G. Citizens to be Heard

H. Adjourn

Persons with disabilities who plan to attend this meeting who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above Agenda was posted at the Bonham Housing Authority offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on August 8, 2013.

MINUTES
TEXOMA HOUSING PARTNERS
JUNE 18, 2013

Members Present: Sherry Howard (Tom Bean); Marty Burke (Celeste); Joanna Duevel (Bells); Joanne Duncan (Trenton); Lori Clayton (Bonham); Pam Glass (Princeton); Ben White (Farmersville); Betty Childress (Van Alstyne); Glen Lee (Honey Grove); Donal Gilstrap (Howe)

Staff Present: Dr. Susan Thomas, Allison Minton, Terrell Culbertson, Susan Ensley, Gary Edwards, Jan Knight

- A. Chairperson Childress called the meeting to order and a quorum was declared of the Board of Commissioners at 5:30 P.M.
- B. Invocation and Pledges.
- C. A motion was made by Glen Lee to approve the minutes of the meeting of March 28, 2013. The motion was seconded by Joanne Duncan. Motion carried.
- D. Public Housing Director's Report: Allison Minton discussed an opportunity to purchase rental property in Trenton. She also reviewed the occupancy report for June 2013.
- E. A motion was made by Joanna Duevel to approve the Consent items. This motion was seconded by Pam Glass. Motion carried.
- F. Action
 - 1. A motion was made by Sherry Howard to authorize the selection of low bidder for construction of new maintenance shop. The motion was seconded by Marty Burke. Motion carried.
 - 2. A motion was made by Pam Glass to authorize adjustment to the capital 2013 budget. The motion was seconded by Joanna Duevel. Motion carried.
 - 3. No action was taken to accept recommendation, if any, regarding the fiscal year ending 2013 budget.
- G. Adjourned by Chairperson Childress at 6:45 P.M.

Texoma Housing Partners
Management's Discussion and Analysis
Fiscal Year Ended March 31, 2013

This discussion and analysis of Texoma Housing Partners' financial performance provides an overview of Texoma Housing Partners' financial activities for the fiscal year ended March 31, 2013, and should be read in conjunction with Texoma Housing Partners' financial statements.

Financial Highlights

For the fiscal year ended March 31, 2013, current assets increased to \$1,859,021 from \$1,798,647. This increase resulted from including a full 12 months of operating income for Tioga PHA as well as increases in dwelling rental and operating subsidy.

Noncurrent assets decreased to \$8,833,965 from \$9,377,197 due to depreciation expense exceeding purchases of capital assets.

For the fiscal year ended March 31, 2013, total current liabilities increased to \$234,489 from \$171,171 due to an increase in the current portion of notes payable.

For the fiscal year ended March 31, 2013, total operating income increased to \$2,438,083 from \$2,358,727. This modest increase resulted from increases in dwelling rental, operating subsidy, and other income which consists of insurance damage proceeds.

For the fiscal year ended March 31, 2013, total operating expenses increased to \$3,058,780 from \$2,816,388. Texoma Housing Partners experienced increases in almost every category of expense during the fiscal year.

Overview of the Financial Statements

This annual report includes this Management Discussion and Analysis report, the Financial Statements, and the Notes to the Financial Statements. This annual report also contains the Supplemental Information Required by the U.S. Department of Housing and Urban Development (HUD).

Texoma Housing Partners' financial statements are presented as fund level financial statements as Texoma Housing Partners only has proprietary funds.

The financial statements of Texoma Housing Partners report information of Texoma Housing Partners using accounting methods similar to those used by private sector companies. These statements offer short term and long term financial information about Texoma Housing Partners' activities. The Statements of Net Assets include all Texoma Housing Partners' assets and liabilities, and provides information about the nature and amounts of investments in resources (assets) and obligations of Texoma Housing Partners' creditors (liabilities). It also provides the basis for evaluating the capital structure of Texoma Housing Partners and assessing the liquidity and financial flexibility of Texoma Housing Partners.

All of the current year revenues and expenses are reflected in the Statements of Changes in Net Assets. This statement measures the success of Texoma Housing Partners' operations over the past year, and can be used to determine whether Texoma Housing Partners has successfully recovered all of its costs through other revenues, profitability and credit worthiness.

The Statements of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities, and provides answers to such questions as "Where did cash come from?, What was cash used for?, and What was the change in the cash balance during the reporting period?"

Texoma Housing Partners
Management's Discussion and Analysis
Fiscal Year Ended March 31, 2013

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The Supplemental Information Required by the U.S. Department of Housing and Urban Development contains financial data for additional analysis, but is not a part of the basic financial statements of Texoma Housing Partners. HUD has established uniform financial reporting standards that require Texoma Housing Partners to submit financial information electronically to HUD using the Financial Data Schedule (FDS) format. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended March 31, 2013.

Financial Analysis

Texoma Housing Partners' basic financial statements are the Statements of Net Assets and the Statements of Changes in Net Assets. The Statements of Net Assets provide a summary of Texoma Housing Partners assets and liabilities as of the close of business on March 31, 2013. The Statements of Changes in Net Assets summarize the revenues and sources of those revenues generated during the year ended March 31, 2013, and the expenses incurred in operating Texoma Housing Partners for the year ended March 31, 2013.

Texoma Housing Partners accounts for its public housing activities in two programs. Texoma Housing Partners has a low rent program that provides housing for qualified tenants, and a capital program that is used for improvements to the properties. The following analysis focuses on the net position and the change in net position of Texoma Housing Partners as a whole, and not the individual public housing authority programs.

Condensed Statement of Net Position

	<u>March 31,</u> <u>2013</u>	<u>2012</u>	<u>Increase</u> <u>(Decrease)</u>
Current Assets	\$ 1,859,021	\$ 1,798,647	\$ 60,374
Fixed Assets, net	\$ 8,833,965	\$ 9,377,197	\$ (543,232)
Total Assets	\$ 10,692,986	\$ 11,175,844	\$ (482,858)
Current Liabilities	\$ 234,489	\$ 171,171	\$ 63,318
Long-Term Liabilities	\$ -	\$ 95,098	\$ (95,098)
Total Liabilities	\$ 234,489	\$ 266,269	\$ (31,780)
Net Position			
Invested in capital assets	\$ 8,738,845	\$ 9,270,175	\$ (531,330)
Unrestricted	\$ 1,719,652	\$ 1,639,400	\$ 80,252
Total Net Position	\$ 10,458,497	\$ 10,909,575	\$ (451,078)
Expendable Net Assets	\$ 1,624,532	\$ 1,627,476	\$ (2,944)
Expendable Net Assets in months	8.34	9.37	-1.03

**Texoma Housing Partners
Management's Discussion and Analysis
Fiscal Year Ended March 31, 2013**

Condensed Statement of Changes in Net Position

	Year Ended March 31,		Increase
	<u>2013</u>	<u>2012</u>	<u>(Decrease)</u>
Operating Revenues	\$ 2,438,083	\$ 2,358,727	\$ 79,356
Operating Expenses	\$ 3,058,780	\$ 2,816,388	\$ 242,392
Operating Income (Loss)	\$ (620,697)	\$ (457,661)	\$ (163,036)
Non-Operating Revenues / Expenses and Contributions	\$ 169,619	\$ 137,031	\$ 32,588
Increase (Decrease) in Net Position	\$ (451,078)	\$ (320,630)	\$ (130,448)
Net Position, Beginning of Year	\$ 10,909,575	\$ 11,230,205	\$ (320,630)
Net Position, End of Year	\$ 10,458,497	\$ 10,909,575	\$ (451,078)

The above analysis indicates that net assets decreased during the year. This decrease is solely the result of the effect of recording depreciation expense. Expendable net assets of an organization are a measure of the liquidity of the entity. If all of the current assets are converted to cash, and Texoma Housing Partners pays all current liabilities, the amount of cash left is the expendable net assets. At March 31, 2013, Texoma Housing Partners had expendable net assets of \$1,624,532 as compared to a balance of \$1,627,476 at March 31, 2012, an insignificant decrease of \$2,944 for the year ended March 31, 2013.

Operating revenue for the year ended March 31, 2013 increased \$79,356 from the prior year, due to increases in dwelling rental, operating subsidy, and insurance proceeds. Texoma Housing Partners' revenues were sufficient to cover all cash expenses during the fiscal year. Operating expenses increased \$242,392 from the prior year. Texoma Housing Partners' experienced increased expenses in virtually all operating expense categories.

Capital Assets

At March 31, 2013, Texoma Housing Partners had \$8,738,845 invested in capital assets, net of related debt. This amount is a decrease from the prior year amount of \$9,270,175 and is due to the amount of depreciation expense. Capital improvements during the fiscal year were scaled back in order to accumulate funding for planned expenditures and improvements during the 2014 fiscal year.

Debt

Texoma Housing Partners has a note payable for the construction of three duplexes known as The Meadows. The balance of the note at March 31, 2013 was \$95,120 and the note is secured by a certificate of deposit in the amount of \$105,583. The note is expected to be refinanced upon maturity in March 2014.

Economic Factors

Texoma Housing Partners is dependent upon HUD for the funding of operations; therefore, Texoma Housing Partners is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the 2013-2014 federal budget.

**Texoma Housing Partners
Management's Discussion and Analysis
Fiscal Year Ended March 31, 2013**

Contacting the Texoma Housing Partners Financial Management

This financial report is designed to provide the Board of Directors as well as citizens, taxpayers, and creditors with a general overview of Texoma Housing Partners' finances and to show Texoma Housing Partners' accountability for the money it receives. To request additional financial information, contact Ms. Allison Minton, Client Services Director, at Texoma Housing Partners, 810 W 16th Street, Bonham, Texas 75418, telephone (903) 583-3336 or Mr. Terrell Culbertson, Finance Director, at 1117 Gallagher Drive, Suite 470, Sherman, Texas 75090, telephone (903) 813-3516.

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
ADAIR, HOWELL JOHN	36493	INV 0604CH 1301CH	638.26
ADAIR, HOWELL JOHN	36571	MAKE READY BELLS #117	365.00
ADAIR, HOWELL JOHN	36627	INV 0001LA. 0001BE	1,500.00
ADAIR, HOWELL JOHN	36692	PAINT AND CLEAN	400.00
AIRGAS SOUTHWEST	36654	INV 9909188935 9015742308	419.35
ALSOBROOK, GINA RENE	36496	RESIDENT STIPEND VAN ALSTYNE	75.00
ALSOBROOK, GINA RENE	36693	RESIDENT STIPEND VAN ALSTYNE	75.00
ALVERSON REFRIGERATION	36591	INV 057244	1,359.93
ALVERSON REFRIGERATION	36630	INV 57244	1,359.33
AMERIPOWER	36497	ACCT 13041500004	14.02
AMERIPOWER	36633	UTILITES ACCT 1303290047	103.87
AMERIPOWER	36694	ACCT 1303290017 BILL B1305220159	7,690.19
ARMSTRONG, BRENDA	36583	NEGATIVE RENT FOR MAY 2013	18.00
ARRIAGA, ALEXIS	36562	NEGATIVE RENT FOR MAY 2013	13.00
AT&T	36483	ACCT 903 378 2027 076	62.06
AT&T	36681	ACCT 903 378 2027 076 4	66.73
ATMOS ENERGY COMPANY	36470	acct 80 000228908 0208438 6	7.94
ATMOS ENERGY COMPANY	36471	acct 80 000182983 0226357 3	35.55
ATMOS ENERGY COMPANY	36472	acct 80 000228908 0212448 9	24.10
ATMOS ENERGY COMPANY	36473	acct 80 000182983 0226221 0	36.84
ATMOS ENERGY COMPANY	36615	UTILITIES HOW #3025769847	93.63
ATMOS ENERGY COMPANY	36642	#3024803819	25.95
ATMOS ENERGY COMPANY	36664	3024803426	48.04
ATMOS ENERGY COMPANY	36665	ACCT 3024803426	18.98
ATMOS ENERGY COMPANY	36666	ACCT 3039821512	36.68
ATMOS ENERGY COMPANY	36667	ACCT 3024803631	28.55
ATMOS ENERGY COMPANY	36668	ACCT 3027053919	80.76
BAKER DISTRIBUTING LLC	36639	MAINTENANCE	1,405.33
BALL, DATRA	36537	NEGATIVEW RENT FRO MAY 2013	16.00

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
BARRETT, HEATHER	36561	NEGATIVE RENT GUNTER	36.00
BATMAN, ANNA	36586	NEATIVE RENT FOR MAY 2013	32.00
BENJAMIN, SHIRHONDA	36541	NEGATIVE RENT FOR MAY 2013	22.00
BLACKBURN, GARY	36532	NEGATIVE RENT FOR MAY 2013	48.00
BONHAM AREA CHAMBER OF COMMERCE	36457	BONHAM CHAMBER MEMBERSHIP	125.00
BONHAM BUILDING SUPPLY	36606	inv 254344	6.99
BONHAM FLORAL	36609	INV 013593	75.00
BONHAM QUICK LUBE (B-QUICK INC.)	36640	maintenance	298.00
BONHAM SERVICE CENTER	36469	quote #13	301.75
BRAY, JOSH / SANITATION SOLUTIONS	36529	INV. 32X0002	707.60
BRAY, JOSH / SANITATION SOLUTIONS	36530	INV 34X00028	353.80
BROOKS, SHALONDA	36594	NEGATIVE RENT FOR MAY 2013	23.00
BROWN, SHANBRICCA	36500	NEGATIVE RENT FOR MAY 2013	21.00
BUFKIN, KAYLEA	36597	NEGATIVE RENT FOR MAY 2013	109.00
BURDEN PUMPING SERVICE	36506	ACCT 775973	787.50
CABLE ONE	36465	ACCT 23404 505518 02 6	126.39
CABLE ONE	36658	ACCT 23404 415433 01 7	100.95
CABLE ONE	36659	ACCT 23404 505518 02 6	126.39
CARPENTER, QUENTIN	36691	RESIDENT STIPEND	150.00
CHAMBERLAIN, MARY	36526	REFUND OF SECURITY DEPOSIT	75.00
CHAPPELL, LARRY	36491	RESIDENT STIPEND VAN ALSTYNE	150.00
CHAPPELL, LARRY	36685	RESIDENT STIPEND VAN ALSTYNE	150.00
CITY OF BELLS	36467	WATER BILLS	38.75
CITY OF CELESTE	36511	WATER BILLS	1,474.40
CITY OF GUNTER	36611	UTILITIES GUNTER 000137	767.36
CITY OF HONEY GROVE	36507	water bills	2,534.59
CITY OF HOWE	36498	UTILITIES HOWE 0217	1,730.79
CITY OF HOWE	36499	UTILITIES HOWE 3069	815.72

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
CITY OF LADONIA	36463	INV 1016 LADONIA SECURITY	1,600.00
CITY OF LADONIA	36510	WATER BILLS	1,690.00
CITY OF TIOGA	36492	UTILITIES TIOGA 26631	294.74
CITY OF TIOGA	36689	UTILITIES TIOGA 26631	294.74
CITY OF TOM BEAN	36508	WATER BILLS	1,182.53
CITY OF WHITEWRIGHT	36460	water bills	1,868.48
CITY OF WINDOM	36519	water bills	340.70
CLARK, JENNIFER	36538	NEGATIVE RENT FOR MAY 2013	23.00
COLE, SARAH	36585	NEGATIVE RENT FOR MAY 2013	68.00
COMMUNICATIONS NETWORK INC.	36535	inv 130402024101	295.80
COOPER, LUZ	36552	NEGATIVE RENT FOR MAY 2013	32.00
CUBA, DOROTHY	36564	NEGATIVE RENT FOR MAY 2013	36.00
CUBA, TAKYMBERLY	36595	NEGATIVE RENT FOR MAY 2013	21.00
DANIEL, CHRISTOPHER	36574	NEGATIVE RENT FOR MAY 2013	64.00
DEALERS ELECTRICAL SUPPLY	36514	ACCT 775973	256.34
DENNIS, JUANITA	36521	NEGATIVE RENT FOR MAY 2013	18.00
DIRECT ENERGY	36568	acct 1168723	32.79
DIRECT ENERGY	36623	acct 1172081	28.31
DIRECT ENERGY	36624	acct 1172321	2.46
DIRECT ENERGY	36625	acct 1172034	0.77
DIRECT ENERGY	36626	acct 1168827	1.48
DON III, L.L.C	36577	inv cg301289	876.96
DON III, L.L.C	36628	INV CG301341 CG3011343	2,655.60
DR PARTNERS DBA HERALD DEMOCRAT	36655	INV 00211775-EJH	217.14
ENSLEY, SUSAN	36518	travel expense	572.29
ERWIN, BRIAN KIETH	36556	INV 1159 1160	715.00
ERWIN, BRIAN KIETH	36621	inv 1161	365.00
ERWIN, BRIAN KIETH	36690	PAINT AND CLEAN	535.00
EXXON MOBIL	36660	INV 7187859204947559305	4,816.29
FARMERSVILLE GRAIN & HARDWARE	36504	MAINTENANCE	120.68
FIELDS, HEATHER	36557	NEGATIVE RENT FOR MAY 2013	68.00

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
FINNEY, CRYSTAL	36546	NEGATIVE RENT FOR MAY 2013	23.00
FINNEY, PERSEPHANIE	36596	NEGATIVE RENT FOR MAY 2013	23.00
FIRST CHOICE POWER	36464	acct 675592661	76.81
FIRST CHOICE POWER	36515	ACCT 675515381	21.80
FIRST CHOICE POWER	36516	ACCT 675515381	54.62
FIX AND FEED	36542	CUT # BONHOUSE	2,034.33
FRIENDS OF BONHAM SNAP CENTER	36481	BONHAM SNAP CENTER	100.00
GARCIA, MARIA	36576	NEGATIVE RENT HOWE	2.00
GENERAL ELECTRIC COMPANY	36646	INV 82185228	2,185.00
GONZALES, MONIQUE	36555	NEGATIVE RENT FOR MAY 2013	23.00
GOREE, VERONICA	36554	NEGATIVE RENT FOR MAY 2013	32.00
GUFFEE, LORETTA	36580	NEGATIVE RENT FOR MAY 2013	16.00
GUTHRIE, TERESA	36648	NEGATIVE RENT HOWE	20.00
GUTHRIE, TERESA	36649	NEGATIVE RENT HOWE	20.00
GUTHRIE, TERESA	36650	NEGATIVE RENT HOWE	20.00
HALL, GARY W HALL SUPPLY CO	36503	MAINTENANCE	515.30
HARPER, SUSIE	36482	TRAVEL EXPENSE	151.36
HARPER, SUSIE	36539	travel expense	40.68
HD SUPPLY FACILITIES MAINTENANCE LTD.	36478	INV 9121644005 9121606331	686.20
HD SUPPLY FACILITIES MAINTENANCE LTD.	36527	inv 912184579 912172941	2,876.70
HD SUPPLY FACILITIES MAINTENANCE LTD.	36528	CUST 455350	3,877.90
HD SUPPLY FACILITIES MAINTENANCE LTD.	36644	INV 912979478	635.04
HD SUPPLY FACILITIES MAINTENANCE LTD.	36673	INV 60637 13603 13603 13607 37650	2,112.60
HENDERSON, KRYSTAL	36572	NEGATIVE RENT FOR MAY 2013	18.00
HINKLE, DAVID L.	36459	inv 3683 3684	4,069.00
HINKLE, DAVID L.	36608	INV 3689	852.50
HOME DEPOT USA INC. DBA THE HOME DEPOT	36522	ACCT 6035 3225 0451 8980	908.30
INTERLINE BRANDS INC.	36599	inv 286283924	692.92
INTERLINE BRANDS INC.	36632	MAINTENANCE	2,695.58

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
JOHNSON, MARK	36536	HG SECURITY	660.00
JOHNSON, MARK	36677	HG SECURITY	375.00
JOHNSON, ROBERT W.	36474	INV 432108	525.00
JOHNSON, ROBERT W.	36523	INV 432109	430.00
JONES, BILLY	36477	RESIDENT STIPEND HOWE	150.00
JONES, BILLY	36672	resident stiepdn howe	150.00
KIRK, DORIS	36466	TRAVEL EXPENSE	51.98
KIRK, DORIS	36641	travel expense	63.28
KNIGHT, COURTNEY	36563	NEGATIVE RENT POTTSBORO	20.00
LANCE, SAN JUANITA	36560	LITERACY/ APRIL	180.00
LANGFORD, DAVID L. DBA	36629	inv 88328 88329	200.00
LATHAM, TRICIA	36575	NEGATIVE RENT FOR MAY 2013	83.00
LOPEZ, VICTOR / LOPEZ LANDSCAPING	36525	INV 1321	12,380.00
LOPEZ, YADIRA	36567	NEGATIVE RENT GUNTER	22.00
LOWE'S COMPANIES INC.	36501	ACCT 9900 129419 0	1,386.47
MARKS PLUMBING PARTS	36456	INV 1195119 1202350 1203495	2,240.46
MARKS PLUMBING PARTS	36604	INV 1214405	157.39
MARKS PLUMBING PARTS	36638	INV 1218255	192.75
MARTIN, JIMMIE	36548	NEGATIVE RENT FOR MAY 2013	23.00
MARTIN, REJEANNA	36634	REFUND OF SECURITY DEPOSIT	100.00
MAXWELL ERICA	36540	NEGATIVE RENT FOR MAY 2013	45.00
MCDANIEL, MARY	36622	refund of security deposit	75.00
MICHAUD, MELODY	36573	travel expense	37.29
MIDWAY LOCK AND KEY	36512	MAINTENANCE	208.86
MINTON, ALLISON	36517	travel expense	163.85
MORRISON SUPPLY	36461	INV 028266984	142.80
MORRISSEY, MARY	36600	NEGATIVE RENT FOR MAY 2013	23.00
NATIONAL WHOLESALE SUPPLY	36494	inv s1394700.001	1,475.00
NEELEY, JENI	36584	NEGATIVE RENT FOR MAY 2013	32.00
NEFF, NATALIE	36566	NEGATIVE RENT POTTSBORO	11.00
NICHOLS, TRACY	36547	NEGATIVE RENT FOR MAY 2013	22.00
NORTH TEXAS PAINT AND RENTAL CENTER	36607	maintenance	1,464.24

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
NOVELLA, BROOKS	36656	RESIDENT STIPEND	200.00
O'REILLY AUTO PARTS	36613	maintenance	14.48
ONLEY DOOR & SCREEN CO	36610	inv 14721	330.50
ONLEY DOOR & SCREEN CO	36657	INV 14900	546.00
OWEN, KAREN	36582	NEGATIVE RENT FOR MAY 2013	8.00
PASS ASSOCIATES	36468	INV 2022963	665.00
PASS ASSOCIATES	36662	INV 2022981	3,150.00
PDQ	36513	INV 155030	45.70
PDQ	36612	inv 155030 15567 155311	120.68
PEARSON, PHILLIP	36551	NEGATIVE RENT HOWE	16.00
PHILLIPS, CHARLES ALFRED	36686	RESIDENT STIPEND	200.00
Pitney Bows (Equipment acct)	36520	ACCT 8000 9000 0311 0164	419.99
PITTMAN, SUSAN	36559	NEGATIVE RENT - GUNTER	5.00
PITTMAN, WILICIA	36565	NEGATIVE RENT FOR MAY 2013	16.00
POWELL, LUCRETIA	36534	NEGATIVE RENT FOR MAY 2013	11.00
PRICE, BRENDA	36484	RESIDENT STIPEND - POTTSBORO	150.00
PRICE, BRENDA	36682	RESIDENT STIPEND POTTSBORO	150.00
QUILL CORPORATION	36476	inv 1901308	55.00
RELIANT	36587	ACCT 70 602 464 3	42.16
RELIANT	36588	ACCT 70 621 345 1	17.26
RELIANT	36589	ACCT 70 621 220 6	78.55
RELIANT	36590	ACCT 70 623 000 0	101.98
RELIANT	36647	ACCT 70 623 000 0	33.31
RESULTS ENVIRONMENTAL PEST MANAGEMENT	36645	inv 213507	2,455.00
RIFE, MYKAYLA	36688	RESIDNET STIPEND	200.00
RUTH, ANGELA	36569	NEGATIVE RENT FOR MAY 2013	94.00
SCHLOEMER, SANDRA	36581	NEGATIVE RENT FOR MAY 2013	18.00
SECURITY SIGNAL DEVICES INC. DBA SSD SYSTEMS	36652	A/R- 000206	4.70
SESSION, OPAL	36695	REFUND OF SECURITY DEPOSIT	50.00

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
SHAW, CRISTIE	36578	NEGATIVE RENT FOR LMAY 2013	23.00
SHIPMAN, CHASSIDY	36598	NEGATIVE RENT HOWE	20.00
SHIRES, LACY	36592	NEGATIVE RENT FOR MAY 2013	16.00
SILVA, LAURA	36524	NEGATIVE RENT FOR MAY 2013	32.00
SKOTNIK, JOHN H.	36643	ATTORNEY FEED EVICTIONS CASE	500.00
SMITH FEED-SEED AND HARDWARE	36502	MAINTENANCE	201.45
TAYLOR, LOU ANN	36545	travel expense	38.42
TAYLOR, SCOTT	36618	tree removal	1,400.00
TAYLOR, SCOTT	36678	INV 160757	375.00
TAYLOR, SCOTT	36679	INV 160758	700.00
TENANT TRACKER INC.	36661	INV 366943 \$5, 366948 \$10	15.00
TENEYCK, ROBERT	36593	NEGATIVE RENT FOR MAY 2013	11.00
TEXAS HOUSING ASSOCIATION	36653	MINTON/ ENSLEY REGISTRATION THA	620.00
TEXOMA COUNCIL OF GOVERNMENTS	36602	ADMIN CHARGES FOR 4/16-30/13	53,123.77
TEXOMA COUNCIL OF GOVERNMENTS	36603	ADMIN CHARGES APRIL 16-30,2013	97.90
TEXOMA COUNCIL OF GOVERNMENTS	36635	ADMIN CHARGES 5/1-15/13	49,832.63
TEXOMA HOUSING PARTNERS	36614	RENT REFUND TRANSFER GUNTER	75.00
TEXOMA PRINT SERVICES	36458	INV 36135	108.05
TEXOMA PRINT SERVICES	36458	OFFICE SUPPLIES 36277	133.81
THOMAS REPROGRAPHICS	36663	INV 0619249	937.23
THOMISON, MARTHA	36475	RESIDENT STIPEND GUNTER	125.00
THOMISON, MARTHA	36670	resident stipend gunter	125.00
TOSHIBA BUSINESS SOLUTIONS	36480	INV 1034642 1034640	3,543.00
TOWNSEND, TERRI	36687	RESIDENT STIPEND	150.00
TRI COUNTY GLASS INC.	36605	inv 37779 37714	127.50
TRI COUNTY GLASS INC.	36651	INV 37835 37834 37778	517.50
TRINITY TIRE	36616	MAINTENANCE	457.02
TRINITY TIRE	36669	INV 2585	295.76
TUMLINSON II, ROBERT JOE	36579	INV 4231355A	300.00

Texoma Housing Partners
Check Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

Vendor	Check	Transaction Description	Amount
TXU ENERGY	36485	acct 100027017714	28.11
TXU ENERGY	36486	acct 900010673044	21.03
TXU ENERGY	36487	acct 900010888530	13.99
TXU ENERGY	36488	ACCT 100027168086	38.66
TXU ENERGY	36489	acct 100023789164	33.51
TXU ENERGY	36490	acct 10009947355	1,001.95
TXU ENERGY	36543	acct 100026789164	49.98
TXU ENERGY	36544	ACCT 900009030120	69.45
TXU ENERGY	36619	UTILITIES POTTSBORO 055975962143	68.42
TXU ENERGY	36620	acct 100017939594	18.00
TXU ENERGY	36683	ACCT 100027168086	39.69
TXU ENERGY	36684	ACCT 900010673044	20.14
UNDERWOOD INC.	36631	INV 922	850.00
VAIL, BRANDY	36549	NEGATIVE RENT FOR MAY 2013	48.00
VAN ALSTYNE HARDWARE CO.	36533	INV 125436	30.10
VERIZON BUSINESS	36636	ACCT 600014712 X26	45.04
VERIZON BUSINESS	36637	acct 600014711 x26	19.53
VERIZON SOUTHWEST	36479	ACCT 10 5610 2877458830 09	110.02
VERIZON SOUTHWEST	36617	acct 10 5610 2867162963	465.58
VERIZON SOUTHWEST	36674	ACCT 10 5610 2877458830 09	110.02
VERIZON SOUTHWEST	36675	ACCT 10 5610 2846283991 08	59.34
VERIZON SOUTHWEST	36676	ACCT 10 5610 2851333519 09	232.18
VOORHEIS, LISA	36680	INV 160536	400.00
VOORHEIS, WILLIAM	36671	RESIDNET STIPEND	200.00
W.W. GRAINGER, INC.	36495	INV 9111725371	101.69
WALMART COMMUNITY	36601	ACCT 6032 2020 0023 0392	573.89
WALMART COMMUNITY	36696	ACCT 6032 2020 0023 0329	374.68
WASTE MANAGEMENT SHERMAN HAULING	36531	INC 2111556-1001-0	97.12
WHITEWRIGHT HARDWARE LLC	36550	MAINTENANCE	299.36
WILLIAMS, DANIELE	36558	NEGATIVE RENT FOR MAY 2013	18.00
XRH, INC. DBA CROSSROADS HARDWARE	36505	ACCT BHA	325.82
YBARRA, MAXI	36553	NEGATIVE RENT FOR MAY 2013	118.00

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 5/31/2013

<u>Vendor</u>	<u>Check</u>	<u>Transaction Description</u>	<u>Amount</u>
		Total 1110 - Cash - THP General Unrestricted	223,153.33
Report Total			<u>223,153.33</u>

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 5/1/2013 Through 6/30/2013

Vendor	Check	Transaction Description	Amount
1 PRIORITY ENVIRONMENTAL SERVICES, INC.	36887	INV J2666.01	5,500.00
ADAIR, HOWELL JOHN	36719	INV 8101BO 0016SA	1,040.00
ADAIR, HOWELL JOHN	36832	INV 0069HG	470.00
ADAIR, HOWELL JOHN	36878	INVOICE 0300WAFa	275.00
AIRGAS SOUTHWEST	36841	INV 9909930004	21.97
ALSOBROOK, GINA RENE	36891	RESIDENT STIPEND VAN ALSTYNE	75.00
AMERIPOWER	36836	utilities	135.20
AMERIPOWER	36881	ACCT 1303290024	37.03
AMERIPOWER	36882	ACCT 1303290022	26.10
AMERIPOWER	36883	ACCT 1303290023	57.05
ARMSTRONG, BRENDA	36800	NEGATIVE RENT FOR JUNE 2013	18.00
ATMOS ENERGY COMPANY	36706	ACCT 3021497255	31.79
ATMOS ENERGY COMPANY	36707	ACCT 3029470385	54.16
ATMOS ENERGY COMPANY	36708	ACCT 3039822271	46.05
ATMOS ENERGY COMPANY	36709	ACCT 3021468572	36.84
ATMOS ENERGY COMPANY	36757	ACCT 302970385	18.84
ATMOS ENERGY COMPANY	36826	acct 3021497255	18.97
ATMOS ENERGY COMPANY	36852	ACCT 3024803819	21.31
ATTERTON, BRITTANY	36823	NEGATIVE RENT FOR JUNE 2013	26.00
BAKER DISTRIBUTING LLC	36733	CUST 413255	3,796.89
BAKER DISTRIBUTING LLC	36838	INV K242733	466.91
BALL, DATRA	36768	NEGATIVE RENT FOR JUNE 2013	16.00
BATMAN, ANNA	36803	NEGATIVE RENT FOR JUNE 2013	32.00
BENJAMIN, SHIRHONDA	36771	NEGATIVE RENT FO JUNE 2013	22.00
BLACKBURN, GARY	36765	NEGATIVE RENT FOR JUNE 2013	48.00
BONHAM BUILDING SUPPLY	36735	INV 254753	6.99
BONHAM QUICK LUBE (B-QUICK INC.)	36736	VEHICLE MAINTENCE	248.00
BRAY, JOSH / SANITATION SOLUTIONS	36763	INV 24X00228	707.60
BRAY, JOSH / SANITATION SOLUTIONS	36892	DRAW 1 DEMOLITION IN BONHAM	28,800.00
BROOKS, SHALONDA	36809	NEGATIVE RENT FOR JUNE 2013	23.00
BROWN, SHANBRICCA	36732	NEGATIVE RENT FOR JUNE 2013	21.00
BUCHANAN, VONDA	36783	REUND OF SECURITY DEPOSIT	53.00

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 6/1/2013 Through 6/30/2013

Vendor	Check	Transaction Description	Amount
BUFKIN, KAYLEA	36812	NEGATIVE RENT FOR JUNE 2013	109.00
BURKE, MARTY	36855	THP BOARD TRAVEL	25.99
CABLE ONE	36844	ACCT 23404 415433 01 7	100.95
CABLE ONE	36845	ACCT 23404 505518 02 6	126.39
CARPENTER, QUENTIN	36877	RESIDENT STIPEND	150.00
CHAPPELL, LARRY	36869	RESIDENT STIPEND VAN ALSTYNE	150.00
CHILDRESS, BETTY	36848	THP BOARD TRAVEL	28.25
CITY OF CELESTE	36701	WATER BILLS	1,424.00
CITY OF GUNTER	36744	UTLITIES GUNTER 000137	747.37
CITY OF HONEY GROVE	36699	WATER BILLS	2,626.52
CITY OF HOWE	36728	UTILITIES HOWE #3069	834.76
CITY OF HOWE	36729	UTILITIES HOWE #0217	1,685.92
CITY OF LADONIA	36745	WATER BILL	1,413.00
CITY OF TOM BEAN	36700	WATER BILLS	790.88
CITY OF WHITEWRIGHT	36698	WATER BILLS	2,059.17
CITY OF WINDOM	36753	WATER BILL	335.54
CLARK, JENNIFER	36769	NEGATIVE RENT FOR JUNE 2013	23.00
COLE, SARAH	36802	NEGATIVE RENT FOR JUNE 2013	68.00
COMMUNICATIONS NETWORK INC.	36830	INV 1306A03410	296.55
COOPER, LUZ	36780	NEGATIVE RENT FOR JUNE 2013	32.00
CUBA, DOROTHY	36789	NEGATIVE RENT FOR JUNE 2013	36.00
CUBA, TAKYMBERLY	36810	NEGATIVE RENT FOR JUNE 2013	21.00
DANIEL, CHRISTOPHER	36794	NEGATIVE RENT FOR JUNE 2013	107.00
DEALERS ELECTRICAL SUPPLY	36702	INV 1348977-00	45.74
DEALERS ELECTRICAL SUPPLY	36749	INV 1348911	45.74
DENNARDS WESTERN WEAR	36774	invoice s49867	1,477.85
DENNIS, JUANITA	36756	NEGATIE RENT OFR JUNE 2013	18.00
DIRECT ENERGY	36831	ACCT 1172081	1.35
DON III, L.L.C	36879	ORDER #CG301218 CG301404	2,307.54

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Vendor	Check	Transaction Description	Amount
DUEVEL, JOANNA	36871	THP BOARD TRAVEL	19.49
DUNCAN, JOANNE	36868	THP BOARD TRAVEL	16.95
EDINGTON, JOSEPH	36822	REFUND OF SECURITY DEPOSIT	50.00
EN POINTE	36863	inv 100435	230.55
ENSLEY, SUSAN	36752	TRAVEL EXPENSE	531.04
ERWIN, BRIAN KIETH	36714	INV 1164	470.00
ERWIN, BRIAN KIETH	36785	inv 1134 1166 1165	705.00
ERWIN, BRIAN KIETH	36876	PAINT AND CLEAN	365.00
EXXON MOBIL	36846	INV 7187859204947559306	4,544.69
FARMERSVILLE GRAIN & HARDWARE	36741	MAINTENANCE MATERIALS	274.33
FIELDS, HEATHER	36786	NEGATIVE RENT FOR JUNE 2013	68.00
FINNEY, CRYSTAL	36775	NEGATIVE RENT FOR JUNE 2013	23.00
FINNEY, PERSEPHANIE	36811	NEGATIVE RENT FOR JUNE 2013	23.00
FIX AND FEED	36772	CUST BONHOUSE	2,034.83
FLEGLER INVESTMENTS COMPANY DBA AMSCO SUPPLY	36824	INV 166811	182.58
GENERAL ELECTRIC COMPANY	36834	INV 82 223194	1,060.00
GERMAINE DESIGNS, INC.	36889	INV 201316-007	1,094.00
GILSTRAP, DONAL	36849	THP BOARD TRAVEL	35.03
GLASS, PAMELA	36874	THP BOARD TRAVEL	50.85
GONZALES, MONIQUE	36784	NEGATIVE RENT FOR JUNE 2013	23.00
GOREE, VERONICA	36782	NEGATIVE RENT FOR JUNE 2013	32.00
GUFFEE, LORETTA	36797	NEGATIVE RENT FOR JUNE 2013	16.00
GUNTER LUMBER	36747	INV 15136	9.26
GUTHRIE, TERESA	36718	RESIDENT NEGATIVE RENT HOWE	20.00
HALL, GARY W HALL SUPPLY CO	36740	MAINTENANCE MATERIALS	958.27
HARPER, SUSIE	36711	TRAVEL EXPENSE	294.31
HENDERSON, KRYSTAL	36792	NEGATIVE RENT FOR JUNE 2013	18.00
HOME DEPOT USA INC. DBA THE HOME DEPOT	36758	ACCT 6035 3225 0451 8980	873.29
HOWARD, SHERRY	36872	THP BOARD TRAVEL	25.99
INTERLINE BRANDS INC.	36813 ₃	INV 289046278	94.72

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Vendor	Check	Transaction Description	Amount
INTERLINE BRANDS INC.	36814	INV 287801443 288948649	678.33
JOHNSON, ROBERT W.	36759	IN 432110	365.00
JONES, BILLY	36856	RESIDENT STIPEND HOWE	150.00
JONES, LINDA	36820	REFUND OF SECUTIV DEPOSIT	50.00
L&L AC/ELECTRICAL	36724	INV 003270	2,725.00
L&L AC/ELECTRICAL	36837	inv 3221	1,430.00
LANCE, SAN JUANITA	36716	LITERACY	150.00
LANGFORD, DAVID L. DBA	36806	INV 88546 8547	200.00
LATHAM, TRICIA	36795	NEGATIVE RENT FOR JUNE 2013	83.00
LEE, GLENN	36860	THP BOARD TRAVEL	19.21
LONE STAR CLEANING & RESTORATION	36754	CARPET CLEANING TRENTON INV 9020	230.50
LONE STAR CLEANING & RESTORATION	36755	CARPET CLEANING TRENTON INV 9024	170.00
LOPEZ, VICTOR / LOPEZ LANDSCAPING	36762	LANDSCAPING	15,400.00
LOWE'S COMPANIES INC.	36737	ACCT 9900 129419 0	1,618.79
MARTIN, JIMMIE	36777	NEGATIVE RENT FOR JUNE 2013	23.00
MAXWELL ERICA	36770	NEGATIVE RENT FOR JUNE 2013	45.00
MICHAUD, MELODY	36833	TRAVEL EXPENSE	58.76
MIDWAY LOCK AND KEY	36746	inv 49198	210.00
MINTON, ALLISON	36751	TRAVEL EXPENSE	196.62
MONTGOMERY, PAUL	36821	REFUND OF SECURITY AND PET DEPOSIT	100.00
MORRISSEY, MARY	36815	NEGATIVE RENT FOR JUNE 2013	23.00
NATIONAL WHOLESALE SUPPLY	36720	INV S1407657.001	1,475.00
NATIONAL WHOLESALE SUPPLY	36793	inv si308901 s1406526 s1407657	4,775.00
NEELEY, JENI	36801	NEGATIVE RENT FOR JUNE 2013	32.00
NEFF, NATALIE	36717	RESIDENT STIPEND RENT POTTSBORO	11.00
NICHOLS,TRACY	36776	NEGATIVE RENT FOR JUNE 2013	22.00
NICHOLS,TRACY	36885	RESIDENT STIPEND	75.00
NORTH TEXAS PAINT AND RENTAL CENTER	36739	MAINTENANCE SUPLIES	1,203.71

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Vendor	Check	Transaction Description	Amount
NOVELLA, BROOKS	36843	RESIDENT STIPEND	200.00
OLIVER, LORETTA	36880	THP BOARD TRAVEL	15.82
OLSON, BRENDA	36818	reunf o security and pet deposit	100.00
OWEN, KAREN	36799	NEGATIVE RENT FOR JUNE 2013	8.00
OWENS-PARKER MEDICAL INC.	36750	INV 28138	240.66
OWENS-PARKER MEDICAL INC.	36890	inv 28138	240.66
PAINTER, JONATHAN	36725	HG SECURITY	360.00
PAINTER, JONATHAN	36884	HG SECURITY JUNE	660.00
PASS ASSOCIATES	36703	INV 2022986	10,200.00
PDQ	36748	INV SI 156910 155598	130.33
PDQ	36825	inv si 156372	64.07
PEARSON, PHILLIP	36713	RESIDENT NEGATIVE RENT HOWE	16.00
PHILLIPS, CHARLES ALFRED	36870	RESIDENT STIPEND	200.00
Pitney Bows (Equipment acct)	36705	ACCT 8000 9000 01311 0164	468.36
Pitney Bows (Equipment acct)	36850	inv 7191886 jn13	162.24
PITTMAN, SUSAN	36715	RESIDENT NEGATIVE RENT - GUNTER	5.00
PITTMAN, WILICIA	36790	NEGATIVE RENT FOR JUNE 2013	16.00
POWELL, LUCRETIA	36767	NEGATIVE RENT FOR JUNE 2013	11.00
PRICE, BRENDA	36864	RESIEDNT STIPEND POTTSBORO	150.00
QUILL CORPORATION	36710	INV 2665006	119.97
RELIANT	36721	ACCT 70 602 464 3	3.96
RELIANT	36722	ACCT 740 621 220 6	40.17
RELIANT	36804	ACCT 70 621 220 6	63.14
RELIANT	36835	ACCT 70 602 464 3	15.48
RIFE, MYKAYLA	36875	RESIDENT STIPEND	200.00
RUTH, ANGELA	36791	NEGATIVE RENT FOR JUNE 2013	94.00
SCHLOEMER, SANDRA	36798	NEGATIVE RENT FOR JUNE 2013	18.00
SECURITY SIGNAL DEVICES INC. DBA SSD SYSTEMS	36840	inv 38416 a	68.85
SHAW, CRISTIE	36796	NEGATIVE RENT FOR JUNE 2013	23.00
SHAW, JULIA	36819	REFUND OF SECUIRTY DEPOSIT AND CREDIT	175.00

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SHELTON, JANETTA	36726	REFUND OF PET DEPOSIT	50.00
SHIPMAN, CHASSIDY	36723	RESIDENT NEGATIVE RENT HOWE	20.00
SHIRES, LACY	36807	NEGATIVE RENT FOR JUNE 2013	16.00
SILVA, LAURA	36761	NEGATIVE RENT FOR JUNE 2013	32.00
SMITH FEED-SEED AND HARDWARE	36738	maintenance materials	237.29
STONE, DARLENE B. / CARL STONE TRUCKING	36865	DIRT FOR NEW MAINTENANCE SITE	555.00
SUPERIOR SURFACE RESTORATION INC.	36805	INV 6313SSB	300.00
TAYLOR, R.D. DBA CUT RATE FURNITURE	36853	INV 148258	520.00
TAYLOR, SCOTT	36861	INV 160761	350.00
TENANT TRACKER INC.	36847	inv 369028 \$5 369023 \$5	10.00
TENEYCK, ROBERT	36808	NEGATIVE RENT FOR JUNE 2013	11.00
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	36866	NOTIFICATION 2013003384 TIOGA	62.00
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	36867	notification 2013002747 bonham	3,307.00
TEXAS ECO SERVICE INC.	36816	INV 050119	2,981.81
TEXAS STAR BAR-B-QUE	36760	INV 219	271.70
TEXOMA COUNCIL OF GOVERNMENTS	36730	ADMIN. CHARGES FOR 5/16-31/13	44,950.26
TEXOMA PRINT SERVICES	36842	inv 37115	63.43
THOMAS REPROGRAPHICS	36704	INV 0619469	172.69
THOMISON, MARTHA	36854	RESIDENT STIPEND GUTNER	125.00
TOWNSEND, TERRI	36873	resident stipend	150.00
TRI COUNTY GLASS INC.	36697	INV 37859 37858 37857	225.50
TRI COUNTY GLASS INC.	36734	INV 37878 37875 37826	216.00
TRI COUNTY GLASS INC.	36839	INV 37889	84.00
TXU ENERGY	36712	ACCT 100027168086	26.13
TXU ENERGY	36773	ACCT 900010673044	15.03
VAIL, BRANDY	36778	NEGATIVE RENT FOR JUNE 2013	48.00
VAN ALSTYNE HARDWARE CO.	36766	INV 127839	18.79
VERIZON BUSINESS	36828	acct 6000014712 x26	44.72
VERIZON BUSINESS	36829	acct 6000014711 x26	22.03
VERIZON SOUTHWEST	36764	ACCT 10 5610 2867162963 00	453.54

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Vendor	Check	Transaction Description	Amount
VERIZON SOUTHWEST	36857	ACCT 10 5610 2846283991 08	59.36
VERIZON SOUTHWEST	36858	ACCT 1 5610 2851333519 09	228.52
VERIZON SOUTHWEST	36859	ACCT 210 561 2877458830 09	110.02
VOORHEIS, LISA	36862	JANITORIAL SERVICES	300.00
VOORHEIS, WILLIAM	36893	RESIDENT STIPEND	200.00
WASTE MANAGEMENT IN.C WASTE MANAGEMENT OF TEXAS INC.	36731	INV 2112665 1001 8	97.27
WEAVER, CASSANDRA	36888	RESIDENT STIPEND	75.00
WHITEWRIGHT HARDWARE LLC	36779	maintenance materials	79.73
WHITTINGTON, ZANE	36817	MAINTENANCE MATERIALS	100.00
WILKINS, BETTY	36886	RESIDENT STIPEND	100.00
WILLIAMS, DANIELE	36787	NEGATIVE RENT FOR JUNE 2013	18.00
XRH,INC. DBA CROSSROADS HARDWARE	36743	ACCT BHA	232.72
YBARRA, MAXI	36781	NEGATIVE RENT FOR JUNE 2013	118.00
		Total 1110 - Cash - THP General Unrestricted	176,028.56
Report Total			176,028.56

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ACUITY SPECIALTY PRODUCTS GROUP INC. DBA ZEP MANUFACTURING	36895	INV 9000338336	941.73
ADAIR, HOWELL JOHN	36922	inv 10002ndbo 00900 2ndbo w14th	1,360.00
ADAIR, HOWELL JOHN	37043	inv h6 h5 va bo	1,570.00
ADAMI, LINDSEY & COMPANY, LLP	37042	inv 63025	5,500.00
ALREAD JR., CAMERON	37011	ARCHITECT FEE TIOGA SVC. CENTER	38,742.00
ALSOBROOK, GINA RENE	37095	RESIDENT STIPEND VAN ALSTYNE	75.00
AMERIPOWER	36927	acct 1303290017 b1306240044	9,673.24
AMERIPOWER	36928	acct 1303290023	57.05
AMERIPOWER	36929	acct 1303290024	37.03
AMERIPOWER	37046	UTILITIES 1303290047	249.42
AMERIPOWER	37097	ACCT 1303290024	75.85
AMERIPOWER	37098	ACCT 103290017 #B1307240048	12,189.92
ARMSTRONG, BRENDA	36993	NEGATIVWE RENT FOR JULY 2013	18.00
ARRIAGA, ALEXIS	36982	negative rent for july 2013	13.00
AT&T	36915	acct 90337820270764	66.73
AT&T	37078	acct 903 378 2027 076 4	63.98
ATMOS ENERGY COMPANY	36905	acct 3027053919	41.79
ATMOS ENERGY COMPANY	36906	acct 3039821512	36.68
ATMOS ENERGY COMPANY	36907	acct 3039822271	40.56
ATMOS ENERGY COMPANY	36908	acct 3021468572	36.84
ATMOS ENERGY COMPANY	37036	ACCT 3024803819	21.39
ATMOS ENERGY COMPANY	37037	UTILITIES POTTSBORO #4000834286	39.44
ATMOS ENERGY COMPANY	37064	ACCT 3027053919	42.62
ATMOS ENERGY COMPANY	37065	ACCT 3039821512	36.79
ATMOS ENERGY COMPANY	37066	ACCT 3039822271	40.74
ATMOS ENERGY COMPANY	37067	UTILITES POTTSBORO #4000834286	60.56
ATTERTON, BRITTANY	37005	NEGATIVE RENT FOR JULY 2013	16.00
BAKER DISTRIBUTING LLC	37027	CUST 413255	748.27
BATMAN, ANNA	36996	negative rent for july 2013	32.00
BENJAMIN, SHIRHONDA	36968	NEGATIVE RENT FOR JULY 2013	22.00

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Vendor	Check	Transaction Description	Amount
BLACKBURN, GARY	36961	NEGATIVE RENT FOR JULY 2013	48.00
BONHAM QUICK LUBE (B-QUICK INC.)	36941	inv 274185 274884 275409	134.50
BOWDEN, WILLIE	37025	SECUIRTY DEPOSIT REFUND VAN ALSTYNE	50.00
BRAY, JOSH / SANITATION SOLUTIONS	36959	INV 36X000036	353.80
BRAY, JOSH / SANITATION SOLUTIONS	37039	PROJECT TX21P03850112	3,200.00
BROWN, SHANBRICCA	36939	NEGATIVE RENT FOR JULY 2013	21.00
BUFKIN, KAYLEA	37003	negative rent for july 2013	109.00
CABLE ONE	37031	ACCT 23404 415433 01 7	100.95
CABLE ONE	37058	ACCT 23404 505518 02 6	126.39
CARPENTER, QUENTIN	37089	RESIDENT STIPEND	150.00
CARRIER ENTERPRISE LLC	36923	INV 22401223 00	191.52
CARRIER ENTERPRISE LLC	37021	OMV 22401223	191.52
CHEM-SERV. INC.	37013	inv 082755 092719	613.70
CITY OF BELLS	36954	water bills	37.50
CITY OF CELESTE	36950	water bills	1,770.20
CITY OF GUNTER	36948	UTILITIES GUNTER 000137	813.04
CITY OF HONEY GROVE	36897	water bills	2,887.51
CITY OF HONEY GROVE	37054	WAATER BILLS	3,037.45
CITY OF HOWE	36933	CITY OF HOWE #0217	1,897.27
CITY OF HOWE	36934	CITY OF HOWE 3069	818.46
CITY OF LADONIA	36899	inv 1018	1,000.00
CITY OF LADONIA	36949	WATER BILLS	1,573.00
CITY OF LADONIA	37010	INV 1019	800.00
CITY OF TIOGA	36918	UTILITES TIOGA 26631	294.74
CITY OF TIOGA	37086	UTILITES TIOGA #26631	294.74
CITY OF TOM BEAN	36898	water bill	737.87
CITY OF TOM BEAN	37055	WATER BILLS	613.09
CITY OF TRENTON	36955	water bills'	56.69
CITY OF WHITEWRIGHT	36896	water bills	1,933.27
CITY OF WHITEWRIGHT	37052	WATER BILLS'	1,892.44
CITY OF WINDOM	36956	water bills	329.00
CLARK, JENNIFER	36964	NEGATIVE RENT FOR JULY 2013	23.00
COLE, SARAH	36995 ₁₉	negative rent for july 2013	68.00

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Vendor	Check	Transaction Description	Amount
COMMUNICATIONS NETWORK INC.	36963	inv 1307A03410	303.12
CONNORS, JOHN	37023	REFUND OF SECURTY DEPOSIT MINUS CHARGES	5.00
COOPER, LUZ	36975	NEGATIVE RENT FOR JULY 2013	32.00
CUBA, DOROTHY	36983	negative rent for july 2013	36.00
CUBA, TAKYMBERLY	37001	negative rent for july 2013	21.00
DEALERS ELECTRICAL SUPPLY	36902	inv 1351364 00	54.98
DENNIS, JUANITA	36957	NEGATIVE RENT FRO JULY 2013	18.00
DOBBELS, MICHAEL SCOTT	36930	INV	1,400.00
DON III, L.L.C	36989	INV CG301538	1,924.60
DON III, L.L.C	37094	INV CG301587	1,267.28
ENSLEY, SUSAN	36953	travel expense	332.16
ERWIN, BRIAN KIETH	36979	INV 1169	295.00
ERWIN, BRIAN KIETH	37087	INV 1171 1172	765.00
EXXON MOBIL	37059	acct 7187 8592 0494 7559	5,015.13
FARMERSVILLE GRAIN & HARDWARE	36946	MAINTENANCE MATERIALS	248.67
FIELDS, HEATHER	36980	negative rent for july 2013	68.00
FINNEY, CRYSTAL	36970	NEGATIVE RENT FOR JULY 2013	23.00
FINNEY, PERSEPHANIE	37002	NEGATIVE RENT FOR JULY 2013	23.00
FIX AND FEED	36969	MAINTENANCE MATERIALS	3,267.98
FLEGLER INVESTMENTS COMPANY DBA AMSCO SUPPLY	37006	INV 172217	79.17
GENERAL ELECTRIC COMPANY	37044	INV 82 247119	2,185.00
GENERAL ELECTRIC COMPANY	37093	inv 51 490121	35.96
GONZALES, MONIQUE	36978	MEGATIVE RENT FOR JULY 2013	23.00
GOREE, VERONICA	36977	negativerent for july 2013	32.00
GRAYSON COUNTY COLLEGE	36894	inv 1292	512.07
GUFFEE, LORETTA	36991	NEGATIVE RENT FOR JULY 2013	16.00
GUNTER LUMBER	37029	inv 48596	17.99
GUTHRIE, TERESA	36921	NEGATIVE RENTER HOWE	20.00
GUTHRIE, TERESA	37091	RESIDENT NEGATIVE RENTER HOWE	20.00

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Vendor	Check	Transaction Description	Amount
HALL, GARY W HALL SUPPLY CO	36945	MAINTENANCE MATERIALS	181.49
HARPER, SUSIE	36913	TRAVEL EXPENSE	241.76
HARPER, SUSIE	37076	TRAVEL EXPENSE	340.07
HENDERSON, KRYSTAL	36986	negative rent for july 2013	18.00
HOME DEPOT USA INC. DBA THE HOME DEPOT	36909	acct 6035322504518980	1,804.38
HUNT, THOMAS / THE ROOF DOCTOR	37014	HG ROOF REPAIR/TML INS.	16,379.00
INTERLINE BRANDS INC.	36926	omv 289883886 290152263	344.24
INTERLINE BRANDS INC.	37045	INV 289883886 290152263	344.24
JIM'S SMALL ENGINE	36965	inv 759573	54.50
JIM'S SMALL ENGINE	37019	INV 198554	19.99
JOHNSON, ROBERT W.	36910	inv 432112	1,600.00
JOHNSON, ROBERT W.	37015	inv 432113	295.00
JOHNSON, ROBERT W.	37038	inv 432114	250.00
JOHNSON, ROBERT W.	37048	INV 432114	2,250.00
JONES, BILLY	37072	RESIDENT STIPEND HOWE	150.00
KIRK, DORIS	37032	TRAVEL EXPENSE	71.75
LANCE, SAN JUANITA	36981	literacy ed/june	180.00
LANGFORD, DAVID L. DBA	36997	INV 88765 88766	200.00
LATHAM, TRICIA	36988	NEGATIVE RENT FOR JULY 2013	83.00
LIGHTFOOT SOFTWARE COMPANY DBA TENMAST SOFTWARE	36903	SOFTWARE DISCOVERY	5,759.93
LONE STAR CLEANING & RESTORATION	37035	inv 9080	225.00
LONE STAR CLEANING & RESTORATION	37060	INV 9089	255.00
LONE STAR CLEANING & RESTORATION	37061	INV 9091	255.00
LOPEZ, VICTOR / LOPEZ LANDSCAPING	36911	ONV 1393	12,080.00
LOWE'S COMPANIES INC.	37009	INV 9900 129419 0	1,948.38
MARTIN, JIMMIE	36972	NEGATIVE RENT FOR JULY 2013	23.00
MAXWELL ERICA	36966	NEGATIVE RENT FOR JULY 2013	45.00
MC CRAW OIL COMPANY INC	37068	INV 1217684	22.50
MIDWAY LOCK AND KEY	37056	MAINTENANCE MATERIALS	200.00
MINTON, ALLISON	36952	TRAVEL EXPENSE	264.42
MORRISSEY, MARY	37004	NEGATIVE RENT FOR JULY 2013	23.00
NATIONAL WHOLESALE SUPPLY	36987	INV S1418690 001	35.01

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Vendor	Check	Transaction Description	Amount
NATIONAL WHOLESALE SUPPLY	37092	INV S1429496.001	1,475.00
NEELEY, JENI	36994	negative rent for july 2103	32.00
NEFF, NATALIE	36920	NEGATIVER RENTER POTTSBORO	11.00
NEFF, NATALIE	37090	RESIDENT NEGATIVE RENTER POTTSBORO	11.00
NICHOLS,TRACY	36931	RESIDENT STIPEND	75.00
NICHOLS,TRACY	36971	NEGATIVE RENT FOR JULY 2013	22.00
NICHOLS,TRACY	37081	RESIDENT STIPEND	150.00
NORTH TEXAS PAINT AND RENTAL CENTER	36943	MAINTENANCE MATERIALS	781.54
NOVELLA, BROOKS	37051	RESIDENT STIPEND	200.00
O'REILLY AUTO PARTS	36951	CUST 295972	160.85
OLNEY SALES INC.	36940	inv 15008	259.00
OLNEY SALES INC.	37050	inv 15057	808.00
ORIENTAL TRADING CO. INC	36900	inv 657757856 01 02	231.45
PDQ	36901	INV SI 157997	80.84
PDQ	37030	INV SI 157997	8.34
PDQ	37057	INV SI 159926	28.22
PEARSON, PHILLIP	36917	NEGATIVER RENTER HOWE	16.00
PEARSON, PHILLIP	37082	RESIDENT NEGATIVE RENTER HOWE	16.00
PHILLIPS, CHARLES ALFRED	37083	RESIDENT STIPEND	200.00
PITNEY BOWES (RESERVE ACCT)	37053	ACCT 8000 9000 0311 0164	419.00
Pitney Bows (Equipment acct)	36904	inv 7191886-jn13	162.24
Pitney Bows (Equipment acct)	37063	inv 361672	32.25
PITTMAN, SUSAN	36919	NEGATIVER RENTER GUNTER	5.00
PITTMAN, SUSAN	37088	RESIDENT NEGATIVE RENTER GUNTER	5.00
PITTMAN, WILICIA	36984	NEGATIVE RENT FOR JULY 2013	16.00
POWELL, LUCRETIA	36962	NEGATIVE RENT FOR JULY 2013	11.00
PRICE, BRENDA	37079	RESIDENT STIPEND POTTSBORO	150.00
QUILL	37020	inv 3565729	61.99
QUILL CORPORATION	36912	inv 3203684	41.39
QUILL CORPORATION	37016	inv 3651248 3734822 3685516	83.27

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 7/1/2013 Through 7/31/2013

Vendor	Check	Transaction Description	Amount
QUILL CORPORATION	37071	INV 3946881 4015483 3871148	150.37
RAY, KELSEY	37024	REFUND OF SECURITY DEPOSIT	52.00
RESULTS ENVIRONMENTAL PEST MANAGEMENT	36916	inv 213655	3,132.00
RESULTS ENVIRONMENTAL PEST MANAGEMENT	37040	INV 29021	2,870.52
RESULTS ENVIRONMENTAL PEST MANAGEMENT	37041	INV 213659	756.00
RIFE, MYKAYLA	37085	RESIDENT STIPEND	200.00
RUTH, ANGELA	36985	NEGATIVE RENT FOR JUL7 2013	94.00
SCHLOEMER, SANDRA	36992	NEGATIVE RENT FOR JULY 2013	18.00
SECURITY SIGNAL DEVICES INC. DBA SSD SYSTEMS	37049	INV 38944A	68.85
SHAW, CRISTIE	36990	NEGATIVE RENT FOR JULY 2013	23.00
SHIPMAN, CHASSIDY	36925	NEGATIVE RENTER HOWE	20.00
SHIPMAN, CHASSIDY	37096	RESIDENT NEGATIVE RENTER HOWE	20.00
SHIRES, LACY	36999	NEGATIVE RENT FOR JULY 2013	16.00
SHIRLEY, GARY L.	37047	PROJECT TX21P19950111-12	22,899.60
SILVA, LAURA	36958	negative retn for july 2013	32.00
SMITH FEED-SEED AND HARDWARE	36942	MAINTENANCE MATERIALS	113.65
STROUSE, SCOTT	37022	enter aps	2.91
TAYLOR, SCOTT	36967	inv 160762	800.00
TENANT TRACKER INC.	37033	INV 371084	5.00
TENANT TRACKER INC.	37034	inv 371084	5.00
TENEYCK, ROBERT	37000	NEGATIVE RENT FOR JULY 2013	11.00
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	37080	NOTIFICATION: 2013003491	57.00
TEXAS HOUSING ASSOCIATION	37008	INV 5557	10.00
TEXOMA COUNCIL OF GOVERNMENTS	36936	ADMIN. CHARGES 6/1-30/13	95,545.85
TEXOMA COUNCIL OF GOVERNMENTS	37026	ADMIN CHARGES 7/1-15/13	42,019.57

Texoma Housing Partners
Check/Voucher Register
1110 - Cash - THP General Unrestricted
From 7/1/2013 Through 7/31/2013

Vendor	Check	Transaction Description	Amount
TEXOMA HOUSING PARTNERS	37012	REFUND OF SECUIRTY DEPOSIT (C.DANIEL)	50.00
TEXOMA PRINT SERVICES	36944	inv 37515	118.72
TEXOMA PRINT SERVICES	37028	INV 37784	190.73
THOMISON, MARTHA	37069	RESIDENT STIPEND GUNTER	125.00
TMC MEDICAL SUPPLY	36932	CNA PROGRAM	36.95
TOSHIBA BUSINESS SOLUTIONS	37018	INV 1027529	482.00
TOWNSEND, TERRI	37084	RESIDENT STIPEND	150.00
TRI COUNTY GLASS INC.	37007	MAINTENANCE MATERIALS	4,367.00
UNDERWOOD INC.	36924	inv 978	567.62
UNDERWOOD INC.	36998	INV 989	6,500.00
VAIL, BRANDY	36973	negative rent for july 2013	48.00
VERIZON BUSINESS	36937	acct 6000014712x26	43.84
VERIZON BUSINESS	36938	acct 6000014711x26	22.82
VERIZON SOUTHWEST	37017	ACCT 10 5610 2867162963 00	465.58
VERIZON SOUTHWEST	37073	ACCT 10 5610 2846283991 08	59.95
VERIZON SOUTHWEST	37074	ACCT 10 5610 2851333519 09	240.44
VERIZON SOUTHWEST	37075	ACCT 10 5610 28774 58830 09	110.62
VOORHEIS, LISA	36914	inv 160538	80.00
VOORHEIS, LISA	37077	RESIDENT STIPEND	400.00
VOORHEIS, WILLIAM	37070	RESIDENT STIPEND	200.00
WALKER & SON	37062	MAINTENANCE MATERIALS	19.99
WALMART COMMUNITY	36935	6032 2020 0023 0392	309.37
WALMART COMMUNITY	37101	ACCT 6032 2020 0023 0392	358.69
WASTE MANAGEMENT SHERMAN HAULING	36960	INV 2113462 1001 9	100.66
WEAVER, CASSANDRA	37100	RESIENT STIPEND	150.00
WHITEWRIGHT HARDWARE LLC	36974	MAINTENANCE MATERIALS	49.84
WILKINS, BETTY	37099	RESIDENT STIPEND	200.00
XRH,INC. DBA CROSSROADS HARDWARE	36947	MAINTENANCE MATERIALS	162.64
YBARRA, MAXI	36976	NEGATIVE RENT FOR JULY 2013	82.00

Texoma Housing Partners
 Check/Voucher Register
 1110 - Cash - THP General Unrestricted
 From 7/1/2013 Through 7/31/2013

Vendor	Check	Transaction Description	Amount
		Total 1110 - Cash - THP General Unrestricted	352,169.21
Report Total			352,169.21



TO: THP Governing Body
FROM: Terrell Culbertson, Finance Director
DATE: August 7, 2013
RE: THP Audit Report for fiscal year ended 03/31/2013

RECOMMENDATION

Accept THP's Audit Report for Fiscal Year ended 03/31/2013, authorize payment to the audit firm in accordance with the terms of the engagement letter and authorize distribution of the report to HUD.

BACKGROUND

THP is required to engage an independent certified public accounting firm to perform an annual financial and compliance audit of its operations for the preceding fiscal year and present the resulting audit report to the Board of Directors for review and approval.

DISCUSSION

The Annual Audited Financial Statements for the period of April 1, 2012, through March 31, 2013, as prepared by the independent accounting firm of Adami Lindsey & Company of Sherman, Texas, is presented for review and acceptance. A complete copy of the audit report is attached for review by each member of the Board of Directors.

BUDGET

N/A

APPROVALS

Allison Minton
Client Services Department Director



TO: THP Governing Board
FROM: Allison Minton, Client Services Director *AM*
DATE: August 5, 2013
RE: Deer Run Apartment Complex, Trenton, Texas

RECOMMENDATION

Authorize purchase of Deer Run Apartment Complex in Trenton, Texas.

BACKGROUND

In mid-June Texoma Housing Partners received an unsolicited offer from Mr. Peter Page to sell his six-unit apartment complex located in Trenton, Texas to us. The property consists of two triplexes – one with two 2-bedroom units and one 3-bedroom unit and the second with three 2-bedroom units. All units are currently occupied with varying lease terms and monthly lease amounts between \$400 and \$450 generating a monthly gross income of \$2,550. THP Maintenance Staff completed initial inspection of the units and found them to be in good condition. After initial consultation with the THP Governing Board at the June 18, 2013 meeting, staff entered into a conversation with Mr. Page regarding the property. After discussion and negotiation with Mr. Page, and with verbal authorization from THP President Betty Childress, THP executed a non-binding letter of intent to purchase the property for \$137,500 subject to THP Governing Board approval, completion of inspection and obtaining financing.

DISCUSSION

THP has received offers from First National Bank of Trenton and our depository bank, JP Morgan Chase, to provide financing for this property purchase. Following is a comparison of those offers:

<u>First National Bank Trenton</u>	<u>Chase</u>
\$137,500 Loan	\$112,500 Loan
0 down payment	\$25,000 down payment
60 months	48 months
4.25% interest	4.17% interest
\$2,547.80/month	\$2,548.71/month
Total Interest: \$15,368.84	\$10,963.12 (includes \$1125 lost interest= total \$4400 savings)
Real estate or CD secured	Unsecured

BUDGET

The funding for the monthly mortgage payment will be derived from the monthly rental income generated by the property.

APPROVALS

Terrell Culbertson

Terrell Culbertson, Finance Director

DEER RUN APARTMENTS, 103 Holmes St., Trenton, TX 75490 (rev. 6/10/2013)

LOCATION

Deer Run Apartments are located in Trenton, Texas, which is a town of about 700 people located at the intersection of State Highway 121 (Sam Rayburn Memorial Highway) and Federal Route 69 in the southwest corner of Fannin County. Trenton is centrally located between Bonham (Fannin County Seat), Sherman (Grayson County Seat) and McKinney (Collin County Seat), 23 to 26 miles away from each. The town of Leonard (population 1990 in 2010) is 7 miles away at the intersection of Federal Highway 69 and State Highway 78. Among the employers in the area are a plastics molding company on Highway 69, and a cabinet making company and a machine shop in Trenton itself. Trenton has its own Independent School District which serves Trenton and some of the smaller localities around it.

The apartments are situated on the east side of Holmes Street, a pleasant residential street, on the northeast corner of Saunders Road (Farm Rd. 184). Holmes St. runs north across the railroad tracks and changes names to become Hamilton St. in the old downtown portion of Trenton which is within easy walking distance of the apartments. The main branch of First National Bank of Trenton (with 3 locations), the U.S. Post Office, The Trenton Tribune, a pharmacy and the machine shop are all located in the downtown. Saunders Road (Farm Road 184) is a important thoroughfare that serves as a short cut between highways 121 and 69. Majer's Grocery, a gas station, and the new Quik Mart Liquor store are all located just north of the intersection of Saunders Road (Farm Rd. 184) on State Highway 121, making for convenient shopping for apartment dwellers.

PROPERTY DESCRIPTION

The Deer Run Apartments consist of two three-plexes, side by side, facing west across Holmes St. Of the total of 6 apartments, one is a 3-bedroom while the others are 2 bedroom. Each three-plex has a wide porch running the width of the front of the building, where tenants often put porch furniture. There is an ample concrete parking apron in front of both buildings, and a large mown field belonging to the apartments in the rear. Both buildings sit on solid concrete pads and are clad in Sears yellow vinyl siding and have aluminum framed sliding windows in bedrooms, living-dining area, and kitchen. The roofs on both buildings are tar shingle. All of the apartments except #1 and #2 have rear doors. Both front and rear doors are metal clad for security. The doors, porch pillars, and trim on the windows and porch are painted hunter green, making for a nice exterior presentation. Apartments 1 and 2 were built in 1977; the others were built in 1983 (#3 being was joined to #2 of the older building).

All the apartments are completely electric, with separately metered electric and water (City of Trenton) paid by the tenants. The apartments are snug and well-insulated with fiberglass insulation.

The flooring in the apartments consists of vinyl tile or sheet vinyl in the front entry, bathroom and kitchen; and wall-to wall carpeting in the bedrooms, interior halls, and living-dining areas. The carpeting is dense weave--- some mottled, some uniform--- brown, to hide stains and mud. Some carpeting and tile has been replaced through the years, most notably the new tile and carpet throughout #6, installed in late 2012. Except

for tenant-painted #1, all of the apartments are painted throughout in "Country White" semi-gloss paint for easy cleaning.

All of the apartments have a full bathroom which includes a fiberglass tub and shower unit, a vanity with sink and lower storage cabinet, a standard commode, and a storage alcove with counter and upper and lower cabinets. All have mirrors over the vanities and towel racks. Apartments #1 and #2 have bathroom alcoves with washer drier hook-ups in them. The other apartments have washer-drier alcoves off the kitchens.

Each bedroom has a walk-in carpeted closet, or closets with double shutter-door enclosures. There are also separate closets for the electric heater (in the hall) and water heater (near the kitchen for convenient servicing. There is a carpeted hallway connecting bedrooms, bathroom and living area.

The kitchen of each apartment is equipped with stove with filter fan and back splash, refrigerator, and sink. The tiled floor of the kitchen is surrounded by a U-shaped counter with upper and lower cabinets for storage. There is an opening between upper and lower cabinets facing into the spacious carpeted living-dining area of each apartment.

Of the apartments, numbers 1 and 2 are somewhat smaller than the others; number 3 has three bedrooms, and 4, 5, and 6 are more spacious (than 1 and 2), with #6 having the largest living dining area of all. #4 has been converted for full ADA wheel chair access. Nearly all of them command the same rent (\$350-450/month). See the breakdown below.

RENT ROLL (AS OF 7/09/2013)

APT.#	TENANT(S)	RENT/MONTH	EXP. DATE
1	Steven & Rebekah Benner (and baby)	\$400	4-31-2014
2	Tress Campbell	\$400	1-31-2014
3	Judy Sadler	\$450	1-31-2014
4	Paul & Sarah Knight	\$400	1-31-2014
5	Robert & Shelby Johnston (2 kids)	\$450	6-30-2014
6	Pamela Banaszak	\$450	6-30-2014

DEPOSITS vary: #1=\$400; #2 deposit was refunded; #3=\$450; #4=\$400; #5=\$450 being paid in installments (so far \$200 paid and is paying \$100 or more every month.)

TAX HISTORY

2011 property valuation = \$83,160 tax paid = \$2310.26 (2011)

2012 property valuation = \$120,466 tax paid = \$3451.45 (2012)

2013 accepted valuation = \$104,000 after protest. At present rates, tax will be \$2980.12.

INSURANCE

State Farm (Buchanan Agency, Leonard) = \$1,575.34 (2012)

(See next page for numerical calculations)

NUMERICAL CALCULATIONS

Gross Scheduled Income (based on present rents, fully occupied) = \$2550/month
x 12 mos. = \$30,600/year

Actual Gross Income (2012) = \$25,400 (with 4 months vacancy; rents in apartments
2, 3, 5, and 6 have been RAISED by \$50/month for 2013)

Net Projected Income for 2013:

Assumptions

- present tenants will stay the year at present rents
- new tenant in #5 will pay 7.5 months rent (= \$3,375)
- former tenant in #5 paid 3 months rent at \$400/mo. (= \$1,200)
- new tenant in #6 will pay 6 months rent at \$450 (= \$2,700)
- maintenance and replacement expenses will be \$3,000 for the year
- taxes will be \$2980.12 (assuming tax rates don't change)
- insurance will still be \$1575.34

Gross scheduled yearly income 2013 = \$27,675 (with \$2,700 rent for #6)

Tax (at 2012 level) = 2,980

Insurance (at 2012 level) = 1,575

Projected Expenses (2013) = 3,000

NET PROJECTED INCOME for 2013 = \$20,120

ASKING PRICE

\$150,000 (this would be at a capitalization rate of 13.4% (!) based on the NPI above.)

OFFERS

Are welcomed. Please call Peter C. Page, the owner, on his cell: 214 927-8300

Texoma Housing Partners
Allison Minton
810 W 16th Street
Bonham, TX 75418

July 10, 2013

Peter C. Page
704 Parker Street
McKinney, TX 75069

Dear Seller:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a more detailed "Purchase Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located at 103 Holmes Street, Trenton, Texas and is legally described in the attached Exhibit "A".

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

Included are all permanent fixtures and all property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heater, water softener, air conditioning equipment, built-in items, outside television antenna, fencing, gates and landscaping, specifically including lighting, appliances, blinds.

137,500.00
2. PRICE. The proposed purchase price is ~~\$125,000.00~~ *137,500.00* of which \$1,000.00 would be deposited with Seller, or Seller's agent, upon acceptance of a binding Purchase Agreement. Buyer would pay the balance to Seller at closing.

3. POSSESSION. Possession would be given on August 09, 2013, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Purchase Agreement, Buyer may have the Real Estate inspected by a person of Buyer's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

5. CONDITIONS. Buyer's obligations under the Purchase Agreement would be subject to:

137,500 *mk*
a. Receipt by Buyer of financing, in the amount of ~~\$125,000.00~~ and at an interest rate not to exceed up to 6 %, financed over a period of 10 years or more, to finance Buyer's purchase of the Real Estate.

Buyer would agree to satisfy or release such condition(s) by August 09, 2013.

6. STANDARD PROVISIONS. The Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. ADDITIONAL PROVISIONS. Any purchase is contingent upon approval by Texoma Housing Partners Board of Directors.

8. STAND STILL. Seller shall not initiate or carry on negotiations for the sale of the Real Estate with any party other than Buyer unless either (1) Buyer and Seller fail to enter into a binding Purchase Agreement by August 09, 2013, or (2) Buyer and Seller agree in writing to abandon this Letter of Intent.

9. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Purchasing Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind. Notwithstanding the provisions of this paragraph to the contrary, Seller and Buyer agree that the above paragraph entitled "Stand Still" shall be binding, regardless of whether a binding Purchase Agreement is entered into by the parties.

If you would like to discuss a sale of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned at your earliest convenience.



July 24, 2013

Texoma Housing Partners
1117 Gallagher Drive Suite 470
Sherman, TX 75090

Re: Deer Run Apartments, Trenton, Texas 75490

Dear Texoma Housing partners,

First National Bank of Trenton has approved Texoma Housing Partners' request for a Commercial Real Estate loan to purchase Deer Run Apartments in Trenton, Texas. The details of the loan are as follows:

- Loan amount: \$137,500
- Term: 60 months
- Rate: 4.25%
- Fees: To be determined

Should you have any questions, please feel free to call me at 903-989-2235.

I look forward to servicing your financing needs!

Kindest Regards,

A handwritten signature in cursive script that reads 'Amy Scott'.

Amy Scott
AVP/Loan Officer
First National Bank of Trenton

Chase
101 North Beaton
Corsicana, Texas 75110

July 29, 2013

Mr. Terrell Culbertson
Texoma Housing Partners
1117 Gallagher Dr. Suite 470
Sherman, Texas 75090-3180

Dear Terrell,

We have already approved the \$150,000.00 request to purchase the Deer Run Apartment complex in Trenton, Texas. Should you and your Board approve the term sheet loan docs can be printed in a few days.

Term Sheet as follows:

TYPE OF FINANCING:	Term note
USE OF PROCEEDS:	Purchase the Deer Run Apartment complex in Trenton, Texas
FINANCED AMOUNT:	\$150,000.00
INTEREST RATE:	4.170% fixed
FINANCING TERM:	Four (4) years
REPAYMENT TERMS:	48 payments of \$3402.00 each
SECURITY:	Unsecured
DOCUMENTATION:	Documentation shall be prepared by JP Morgan Chase.
FEES:	None

Thank you for the opportunity. We look forward to a positive out come to this Term Sheet.

Should you have any questions please contact me at (903) 872-5188 or via email at eddie.ross@chase.com.

Sincerely,

Eddie Ross

Eddie Ross
JP Morgan Chase N.A.
Vice President



TO: THP Governing Body
FROM: Terrell Culbertson, Finance Director
DATE: August 6, 2013
RE: THP FYE 2014 Budget Status Update

RECOMMENDATION

Accept recommendation regarding Operating Budget for THP FYE 2014 Budget, if any.

BACKGROUND

At each meeting the Governing Body is presented with a status update of the current fiscal year combined budget for Operating and Capital funds and afforded the opportunity to make desired changes to the budget as conditions warrant.

DISCUSSION

A Statement of Revenue and Expense for the Operating, Capital, and Meadows funds for FYE2014 is attached along with a Balance Sheet as of July 31, 2013. Staff makes no recommendation for FYE2014 budget changes at this time.

BUDGET

No changes recommended at this time.

APPROVAL

Allison Minton
Client Services Department Director

Texoma Housing Partners
Statement of Revenues and Expenditures
000 - Non-Grant Related
From 7/1/2013 Through 7/31/2013

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Total Budget Variance - Original</u>
Revenues				
4110 Dwelling Rental	<u>0.00</u>	<u>3,700.00</u>	<u>13,918.00</u>	<u>13,918.00</u>
Total Revenues	<u>0.00</u>	<u>3,700.00</u>	<u>13,918.00</u>	<u>13,918.00</u>
Expenses				
5320 4420 Maintenance Materials	<u>0.00</u>	<u>0.00</u>	<u>1,430.00</u>	<u>(1,430.00)</u>
5333 4430 Contract Services Landscape	<u>0.00</u>	<u>0.00</u>	<u>403.20</u>	<u>(403.20)</u>
5540 Interest Expense	<u>0.00</u>	<u>235.14</u>	<u>972.45</u>	<u>(972.45)</u>
5611 1440 Site Improvements	<u>0.00</u>	<u>0.00</u>	<u>2,725.00</u>	<u>(2,725.00)</u>
Total Expenses	<u>0.00</u>	<u>235.14</u>	<u>5,530.65</u>	<u>(5,530.65)</u>
Net Income/Loss	<u>0.00</u>	<u>3,464.86</u>	<u>8,387.35</u>	<u>8,387.35</u>

Texoma Housing Partners
Balance Sheet
As of 7/31/2013
(In Whole Numbers)

	<u>Current Year</u>
Assets	
Current Assets	
Cash - THP General Unrestricted	370,657
Cash - THP Savings Account	1,302,181
Certificates of Deposit	105,581
Prepaid Expenses	38,850
Receivables - Tenants	4,755
Receivables - Other	263
Receivables - Notes	822,340
Total Current Assets	<u>2,644,629</u>
Fixed Assets	8,858,251
Total Assets	<u><u>11,502,880</u></u>
Liabilities	
Current Liabilities	
Accounts Payable Clearing	52,303
Accounts Payable	297
Deferred Revenue	1,800
Prepaid Tenant Rents	4,173
Tenant's Security Deposits	44,024
Payments in Lieu of Taxes	46,751
Total Current Liabilities	<u>149,347</u>
Long-term Liabilities	913,485
Total Liabilities	<u><u>1,062,832</u></u>
Equity	
Beginning Balance	10,482,738
Year to Date	(42,689)
Total Equity	<u><u>10,440,049</u></u>
Total Liabilities and Equity	<u><u>11,502,880</u></u>

Texoma Housing Partners
Statement of Revenues and Expenditures
From 7/1/2013 Through 7/31/2013

		<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Total Budget Variance - Original</u>
Revenues					
4110	Dwelling Rental	843,760.00	75,568.28	285,777.72	(557,982.23)
4115	Negative Rent	(20,000.00)	(1,331.00)	(6,514.55)	13,485.45
4130	Grants	250,000.00	0.00	0.00	(250,000.00)
4150	Subsidy	1,423,997.00	89,991.00	381,699.95	(1,042,297.05)
4910	Interest Revenue	13,000.00	176.16	660.99	(12,339.01)
4930	Other Revenue	<u>12,000.00</u>	<u>0.00</u>	<u>116,123.62</u>	<u>104,123.62</u>
	Total Revenues	<u>2,522,757.00</u>	<u>164,404.44</u>	<u>777,747.73</u>	<u>(1,745,009.27)</u>
Expenses					
Administration Expense					
5110	4110 Direct Salaries - Headquarters	88,398.56	8,738.20	21,694.03	66,704.53
5120	4110 Direct Salaries - Field	187,353.60	23,892.88	57,456.30	129,897.30
5130	4150 Travel	16,000.00	1,263.70	4,277.01	11,722.99
5150	4130 Legal Fees	700.00	0.00	0.00	700.00
5170	4171 Audit Fees	16,000.00	5,500.00	5,500.00	10,500.00
5171	Management Assessment	29,000.00	0.00	0.00	29,000.00
5180	4590 Indirect	183,970.00	22,827.03	55,756.86	128,213.14
5190	4190 Sundry	131,000.00	11,141.26	35,131.90	95,868.10
5191	Social Services Expense	6,000.00	0.00	904.60	5,095.40
5430	4540 Employee Benefits Admin	<u>148,631.00</u>	<u>18,273.41</u>	<u>44,561.23</u>	<u>104,069.77</u>
	Total Administration Expense	<u>807,053.16</u>	<u>91,636.48</u>	<u>225,281.93</u>	<u>581,771.23</u>
Utilities					
5210	4310 Water	115,000.00	9,318.39	33,429.39	81,570.61
5220	4320 Electricity	167,000.00	11,372.11	35,553.07	131,446.93
5230	4330 Gas	6,500.00	406.19	2,948.53	3,551.47
5290	4390 Utilities - Other	<u>101,000.00</u>	<u>7,954.99</u>	<u>30,740.83</u>	<u>70,259.17</u>
	Total Utilities	<u>389,500.00</u>	<u>29,051.68</u>	<u>102,671.82</u>	<u>286,828.18</u>
Maintenance Expense					
5310	4410 Maintenance Salaries	281,456.76	37,236.29	90,911.56	190,545.20
5320	4420 Maintenance Materials	250,000.00	26,030.28	114,399.64	135,600.36
5330	4430 Contract Services All Other	125,125.00	21,828.76	36,217.25	88,907.75
5331	4430 Contract Services Make Ready	125,125.00	5,425.00	16,598.76	108,526.24
5332	4430 Contract Services Pest Control	31,600.00	3,526.52	9,213.52	22,386.48
5333	4430 Contract Services Landscape	91,800.00	800.00	42,688.10	49,111.90
5334	4430 Contract Services Resident Stipend	22,350.00	2,500.00	8,305.00	14,045.00
5431	4540 Employee Benefits Maint	151,705.00	20,852.32	51,183.86	100,521.14
5611	1440 Site Improvements	38,000.00	0.00	0.00	38,000.00
5612	1460 Dwelling Structures	<u>38,000.00</u>	<u>510.00</u>	<u>510.00</u>	<u>37,490.00</u>
	Total Maintenance Expense	<u>1,155,161.76</u>	<u>118,809.17</u>	<u>370,027.69</u>	<u>785,134.07</u>
Other Expense					
5410	4510 Insurance	65,000.00	0.00	0.00	65,000.00
5420	4520 Payments in Lieu of Taxes	46,000.00	0.00	0.00	46,000.00
5540	Interest Expense	10,000.00	0.00	0.00	10,000.00
5615	Security Costs	<u>25,000.00</u>	<u>800.00</u>	<u>4,795.00</u>	<u>20,205.00</u>
	Total Other Expense	<u>146,000.00</u>	<u>800.00</u>	<u>4,795.00</u>	<u>141,205.00</u>
	Total Expenses	<u>2,497,714.92</u>	<u>240,297.33</u>	<u>702,776.44</u>	<u>1,794,938.48</u>
	Net Income/Loss	<u>25,042.08</u>	<u>(75,892.89)</u>	<u>74,971.29</u>	<u>49,929.21</u>

Texoma Housing Partners
Statement of Revenues and Expenditures
211 - Capital Grant 2011
From 7/1/2013 Through 7/31/2013

		Total Budget - Original	Current Period Actual	Current Year Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	Revenues					
4130	Grants	<u>555,460.00</u>	<u>47,041.47</u>	<u>359,908.73</u>	<u>(195,551.27)</u>	<u>(35.21)%</u>
	Total Revenues	<u>555,460.00</u>	<u>47,041.47</u>	<u>359,908.73</u>	<u>(195,551.27)</u>	<u>(35.21)%</u>
	Expenses					
	Administration					
5110	4110 Direct Salaries - Headquarters	5,942.00	0.00	4,399.09	1,542.91	25.97%
5120	4110 Direct Salaries - Field	29,000.00	0.00	24,771.39	4,228.61	14.58%
5180	4590 Indirect	20,292.00	0.00	19,973.13	318.87	1.57%
5310	4410 Maintenance Salaries	29,000.00	0.00	34,997.38	(5,997.38)	(20.68)%
5430	4540 Employee Benefits Admin	14,221.00	0.00	1,791.13	12,429.87	87.41%
5431	4540 Employee Benefits Maint	11,803.00	0.00	24,325.88	(12,522.88)	(106.10)%
	Total Administration	<u>110,258.00</u>	<u>0.00</u>	<u>110,258.00</u>	<u>0.00</u>	<u>0.00%</u>
	Capital Expenditures					
5320	4420 Maintenance Materials	0.00	0.00	2,307.54	(2,307.54)	0.00%
5610	1430 Fees and Costs	33,933.00	38,799.00	60,010.19	(26,077.19)	(76.85)%
5611	1440 Site Improvements	30,000.00	6,500.00	18,769.06	11,230.94	37.44%
5612	1460 Dwelling Structures	161,269.00	24,166.88	35,991.48	125,277.52	77.68%
5613	Dwelling Equipment	20,000.00	0.00	0.00	20,000.00	100.00%
5614	1475 Non Dwelling Equipment	100,000.00	0.00	0.00	100,000.00	100.00%
5617	1485 Demolition	<u>100,000.00</u>	<u>3,200.00</u>	<u>32,000.00</u>	<u>68,000.00</u>	<u>68.00%</u>
	Total Capital Expenditures	<u>445,202.00</u>	<u>72,665.88</u>	<u>149,078.27</u>	<u>296,123.73</u>	<u>66.51%</u>
	Total Expenses	<u>555,460.00</u>	<u>72,665.88</u>	<u>259,336.27</u>	<u>296,123.73</u>	<u>53.31%</u>
	Net Income (Loss)	<u>0.00</u>	<u>(25,624.41)</u>	<u>100,572.46</u>	<u>100,572.46</u>	<u>0.00%</u>

Texoma Housing Partners
Statement of Revenues and Expenditures
212 - Capital Grant 2012
From 7/1/2013 Through 7/31/2013

		Total Budget - Original	Current Period Actual	Current Year Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	Revenues					
4130	Grants	<u>225,000.00</u>	<u>0.00</u>	<u>224,999.20</u>	<u>(0.80)</u>	<u>(0.00)%</u>
	Total Revenues	<u>225,000.00</u>	<u>0.00</u>	<u>224,999.20</u>	<u>(0.80)</u>	<u>(0.00)%</u>
	Expenses					
	Capital Expenditures					
5320	4420 Maintenance Materials	225,000.00	0.00	224,999.20	0.80	0.00%
	Total Capital Expenditures	<u>225,000.00</u>	<u>0.00</u>	<u>224,999.20</u>	<u>0.80</u>	<u>0.00%</u>
	Total Expenses	<u>225,000.00</u>	<u>0.00</u>	<u>224,999.20</u>	<u>0.80</u>	<u>0.00%</u>
	Net Income (Loss)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>

Texoma Housing Partners
Statement of Revenues and Expenditures
213 - Capital Grant 2013
From 7/1/2013 Through 7/31/2013

		Total Budget - Original	Current Period Actual	Current Year Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	Revenues					
4130	Grants	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(250,000.00)</u>	<u>(100.00)%</u>
	Total Revenues	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(250,000.00)</u>	<u>(100.00)%</u>
	Expenses					
	Administration					
5110	4110 Direct Salaries - Headquarters	13,231.00	3,228.38	3,228.38	10,002.62	75.60%
5120	4110 Direct Salaries - Field	59,836.00	8,691.82	8,691.82	51,144.18	85.47%
5180	4590 Indirect	42,672.00	8,049.85	8,049.85	34,622.15	81.14%
5310	4410 Maintenance Salaries	59,836.00	12,609.68	12,609.68	47,226.32	78.93%
5430	4540 Employee Benefits Admin	40,917.00	6,675.31	6,675.31	34,241.69	83.69%
5431	4540 Employee Benefits Maint	33,508.00	7,061.42	7,061.42	26,446.58	78.93%
	Total Administration	<u>250,000.00</u>	<u>46,316.46</u>	<u>46,316.46</u>	<u>203,683.54</u>	<u>81.47%</u>
	Total Expenses	<u>250,000.00</u>	<u>46,316.46</u>	<u>46,316.46</u>	<u>203,683.54</u>	<u>81.47%</u>
	Net Income (Loss)	<u>0.00</u>	<u>(46,316.46)</u>	<u>(46,316.46)</u>	<u>(46,316.46)</u>	<u>0.00%</u>

Texoma Housing Partners
Occupancy/Vacancy
All Cities

Property	0 BR	1 BR	2 BR	3 BR	4 BR	Total Units	Units Offline	Available	Occupied	% Available	Vacancies	Waiting List
Bells	2	6	7	3	1	19		19	17	89%	2	40
Bonham	0	16	60	20	8	92		92	92	100%	0	61
Celeste	0	13	7	4	0	24		24	24	100%	0	10
Ector	0	0	6	3	1	10		10	10	100%	0	42
Farmersville	0	35	6	8	0	49		49	48	98%	1	50
Gunter	0	5	2	5	0	12		12	12	100%	0	32
Honey Grove	0	35	18	15	2	70		70	67	96%	3	11
Howe	0	12	6	4	0	22		22	22	100%	0	55
Ladonia	0	4	10	5	1	20		20	20	100%	0	8
Pottsboro	0	2	6	3	0	11		11	11	100%	0	40
Princeton	0	10	4	2	0	16		16	15	94%	1	48
Savoy	4	6	12	3	0	25		25	24	96%	1	41
Tom Bean	2	8	5	2	2	19		19	19	100%	0	24
Trenton	0	4	9	4	0	17		17	17	100%	0	15
Tioga	0	4	1	1	0	6		6	6	100%	0	26
Van Alstyne	0	8	10	2	0	20		20	20	100%	0	64
Whitewright	0	14	10	8	0	32		32	31	97%	1	28
Windom	0	2	2	2	0	6		6	6	100%	0	14
Total	8	184	181	94	15	470	0	470	461	98%	9	609

As of August 2013



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: INFORMATIONAL ITEM – North Texas Municipal Water District Board Agenda

The agenda for the last meeting is attached.



NORTH TEXAS MUNICIPAL WATER DISTRICT

**505 E. Brown Street • Wylie, Texas 75098
(972) 442-5405 – Phone • (972) 295-6440 – Fax**

**BOARD OF DIRECTORS
REGULAR MEETING
THURSDAY, AUGUST 22, 2013
4:00 P.M.**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of North Texas Municipal Water District will hold a regular meeting, open to the public, on Thursday, August 22, 2013, at 4:00 p.m., at the North Texas Municipal Water District offices, 505 E. Brown Street, Wylie, Texas.

The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from its attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); or discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session on any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

AGENDA¹

- I. **INVOCATION** – DIRECTOR PATRICK NICKLEN
- II. **ROLL CALL**
- III. **PRESENTATION BY CONGRESSMAN RALPH HALL OF NORTH TEXAS ZEBRA MUSSEL BARRIER ACT OF 2012, HB 6007**
- IV. **PUBLIC COMMENTS**

The Board of Directors allows individuals to speak to the Board. Prior to the meeting, speakers must complete and submit a "Public Comment Registration Form." The time limit is five (5) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. The Board may not discuss these items, but may respond with factual or policy information.

¹ Persons with disabilities who plan to attend the NTMWD Board of Directors meeting and who may need auxiliary aids or services are requested to contact John Montgomery in the NTMWD Administrative Offices at (972) 442-5405 as soon as possible. All reasonable efforts will be taken to make the appropriate arrangements.

V. CONSENT AGENDA ITEMS

The Consent Agenda allows the Board of Directors to approve all routine, noncontroversial items with a single motion, without the need for discussion by the entire Board. Any item may be removed from consent and considered individually upon request of a Board member.

- A. Consider Approval of Board of Directors Meeting Minutes – July 25, 2013
(Please refer to Consent Agenda Item No. 13-08-01)
- B. Consider Authorizing Change Order No. 1 and Authorization to Make Final Payment on Project No. RWWCF 05-1 (041), South Mesquite Creek Regional Wastewater Treatment Plant Expansion to 33 MGD, Lime Storage, Feed and Transfer System Pre-Purchase
(Please refer to Consent Agenda Item No. 13-08-02)
- C. Consider Authorizing Execution of Contract Amendment No. 8 to the Interlocal Agreement By and Between Collin County, Texas, and the North Texas Municipal Water District for Participation in the County Cleanup Day Program
(Please refer to Consent Agenda Item No. 13-07-03)
- D. Consider Authorizing Execution of Contract Amendment No. 4 to the Interlocal Cooperation Agreement by and Between the North Texas Municipal Water District and Collin County, Texas, for Placement of Roll-Off Recycling Container
(Please refer to Consent Agenda Item No. 13-08-04)
- E. Consider Authorizing Change Order No. 1 on Project No. 299, Lake Tawakoni Water Treatment Plant Chlorine Dioxide System
(Please refer to Consent Agenda Item No. 13-08-05)
- F. Consider Authorization to Make Final Payment on Project No. 236, South System Delivery Point Improvements, Priority 1
(Please refer to Consent Agenda Item No. 13-08-06)

VI. AGENDA ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consider Adoption of District Policy No. 37, NTMWD Retiree Health Insurance Program Investment Policy
(Please refer to Administrative Memorandum No. 4027)
- B. Consider Authorizing Execution of Inspection Services Agreement on Project No. 282, 24-Inch Replacement Line for the Princeton No. 1 and McKinney-Princeton-Farmersville Pipelines Crossing US Highway 380
(Please refer to Administrative Memorandum No. 4028)

- C. Consider Authorizing Additional Engineering Services for Project No. 268, Lake Texoma Outfall to Wylie Water Treatment Plant Raw Water Pipeline (Phase 2)
(Please refer to Administrative Memorandum No. 4029)
- D. Consider Authorizing Award of Construction Contract on Project No. 296, Wylie Water Treatment Plant Improvements for Lagoon Nos. 1, 2, and 3
(Please refer to Administrative Memorandum No. 4030)
- E. Consider Authorizing Right-of-Way Acquisition Program and Adoption of Resolution No. 13-17 Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the McKinney-Prosper Interceptor and Indian Creek Trunk Sewer Improvements, Project No. 220
(Please refer to Administrative Memorandum No. 4031)
- F. Consider Authorizing Right-of-Way Acquisition Program and Adoption of Resolution No. 13-20 Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the South Delivery Point Improvements, Priority 2, Project No. 289
(Please refer to Administrative Memorandum No. 4032)
- G. Consider Authorizing Award of Construction Contract on Project No. 278, Wilson Creek Gravity Interceptor Improvements, Phase 1
(Please refer to Administrative Memorandum No. 4033)
- H. Consider Authorizing Execution of Engineering Services Agreement on Project No. 337, 48-Inch Wylie to Lavon No. 2 Pipeline Alignment Study
(Please refer to Administrative Memorandum No. 4034)
- I. Consider Authorizing Change Order No. 1 on Project No. 200, Install Second 50 MGD Pump and Improvements at Apollo Pump Station
(Please refer to Administrative Memorandum No. 4035)
- J. Consider Authorizing Execution of Engineering Services Agreement on Project No. 336, Wilson Creek Regional Wastewater Treatment Plant Solids Management Optimization and Control Improvements
(Please refer to Administrative Memorandum No. 4036)
- K. Consider Authorizing Award of Construction Contract and Change Order No. 1 on Project No. 270, South Mesquite Creek Regional Wastewater Treatment Plant, Aeration System Improvements, Phase 1
(Please refer to Administrative Memorandum No. 4037)
- L. Consider Authorizing Execution of Inspection Services Agreement for Project No. 270, South Mesquite Creek Regional Wastewater Treatment Plant, Aeration System Improvements, Phase 1
(Please refer to Administrative Memorandum No. 4038)

- M. Consider Authorizing Change Order No. 20 on Project No. 153, Water Treatment Plants I, II, III, and IV Ozonation
(Please refer to Administrative Memorandum No. 4039)

VII. DISCUSSION ITEMS

- A. 2013-14 Annual All Systems Budget Review
- B. 2012-13 Water System Rebate Review

VIII. ADJOURNMENT

NEXT REGULAR MEETING OF BOARD, THURSDAY, SEPTEMBER 19, 2013, AT 4:00 P.M. IN THE ADMINISTRATIVE OFFICES, WYLIE, TEXAS



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon approving the Community Development Corporation Proposed Projects for Budget Year 2013-2014

- The FCDC Proposed Budget and goals for fiscal year 2013-2014 are attached for review.
- The FCDC approved their budget and goals as presented at their meeting on August 12, 2013 and recommended Council approval.

ACTION: Approve or disapprove the FCDC's budget and goals as presented.

Farmersville Community Development Corporation Budget FY 2014

REVENUE	
Sales Tax projection	184,000
TEXPool account & checking	187,000
Total Revenue	371,000

EXPENSES	
Farmersville Main Street	65,000
Miscellaneous	2,000
Marketing Program	15,000
Reimburse city for accounting services	500
grant match for city project (Chap trail)	60,000
Collin College Scholarship sponsorship	2,500
Chamber of Commerce	5,000
May building taxes	800
Christmas Activities	2,000
Land purchase	20,000
fireworks	3,500
Flag Pole installations and upgrades	7,500
Splashpad Improvements	5,000
Bain Honaker House Restoration work	5,000
Historical Marker for Post Office bldg	1,500
National Register District Project	4,000
Chaparral Trail Kiosks	14,000
Total Expenditures	213,300

Farmersville Community Development Corporation

FY 2013-2014 Goals

Short-Term Goals

- Continue to support the Farmersville Main Street Program
- Support administrative & training costs for 4B Board
- Support city marketing efforts
- Support development of Chaparral Trail & Spain Athletic Complex including grant match & land purchase
- Support Collin College Scholarship sponsorship
- Support Chamber of Commerce and Visitors Center
- Support restoration of Bain Honaker House Museum
- Support planning of downtown heritage museum
- Support Christmas activities
- Support Splash Park improvements
- Support historical marker
- Support 4th of July Fireworks program
- Support flag pole program
- Support National Register District nomination project

Long-Term Goals

- Support the economic development and restoration of downtown, with continued financial support of the Main Street Program.
- Support process of historical recognition for the historic business district.
- Support marketing efforts connected with marketing Farmersville in joint venture with Farmersville Economic Development Corporation, and the Chamber of Commerce.
- Encourage and support collaborative efforts and long range planning with the community, City Council, 4A, Main Street Program, Chamber of Commerce, Collin College, and Fisd.
- Encourage and support citizen leadership training and volunteer development.
- Support Collin College scholarship program and local campus development.
- Assist in development of community recreational and cultural events, resources, museums, and facilities, as well as continued support and improvement of parks program.
- Support 4B administrative needs.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon approving the amended Main Street Program ByLaws

- Revised Bylaws for the Main Street Program are attached as approved by the FCDC Board on 07/29/2013

ACTION: Approve or disapprove the revised bylaws as presented.

**MAIN STREET PROGRAM
BYLAWS**
Revisions approved by 4B Board 7-29-13

ARTICLE I

The Main Street Program is established by the Farmersville City Council to guide and administer the Main Street Program as outlined by the Texas State Historical Commission.

ARTICLE II

BOARD OF DIRECTORS

- (a) The Board shall be made up of a total number of five (5) Board members,
- (b) The ex-officio members shall consist of the Main Street Director and one designated representative from the 4B Board.
- (c) The initial terms of the Board shall consist of one member serving one-year terms, two members serving two-year terms, and two members serving three-year terms. The respective terms of the initial Board shall be determined by drawing. Thereafter, each successor member of the Board shall be appointed and shall serve for three (3) years, or until their successor is appointed.
- (d) Following the above enumerated terms, subsequent terms for each newly appointed Director commence on May 1st, and are for three years, or until his or her successor is appointed by the City Council.
- (e) Members may serve no more than two consecutive full three-year terms. Following one full term, retiring Board members are eligible to serve again following an absence from the Board for one full year.
- (f) Any Member missing three (3) consecutive regular meetings may be immediately replaced.
- (g) Each Member must be a resident of the Farmersville Independent School District, or a Main Street district merchant, or Main Street building owner.
- (h) The officers shall be elected by the Board and are: President, Vice-President, and Secretary/Treasurer, the term of office running for one year beginning May 1st.
- (i) The Members shall serve without compensation, except that they may be reimbursed for their actual expenses incurred in the performance of their duties as Board members, as budgeted.

ARTICLE III

CONDUCT OF BUSINESS

- a) A quorum shall consist of three members.

- b) All meetings and deliberations of the Board shall be called, convened, held and conducted, and notice shall be given to the public, in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.
- c) The Board shall have the authority to establish one or more committees comprised of interested citizens to assist the Board in the performance of its duties. Members of the committee(s) shall be selected by the Board on the basis of their personal and professional abilities and expertise related to the needs of the Main Street Program.
- d) The fiscal year of the Board shall coincide with the fiscal year of the City of Farmersville.

ARTICLE IV

DUTIES OF THE BOARD

- a) No later than ninety days prior to the commencement of each fiscal year, the Board shall adopt a proposed budget necessary for the support of the Main Street Program. The proposed budget is to be forwarded to the City of Farmersville for purposes of consideration and funding.
- b) The Board shall keep and properly maintain, in accordance with generally accepted accounting principles, complete books, records, accounts and financial statements pertaining to its funds, activities, and affairs to be submitted to the City of Farmersville.

ARTICLE V

MISCELLANEOUS

- a) These bylaws may be amended at a regular meeting of the Board by a majority vote of approval, providing said amendment was proposed in writing by a member of the Board at the preceding regular meeting. Final changes to the bylaws must then be approved by the City Council.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon approving the Economic Development Corporation Proposed Projects for Budget Year 2013-2014

- The FEDC Proposed Budget and goals for fiscal year 2013-2014 are attached for review.
- The FEDC approved their budget and goals as presented at their meeting on August 8, 2013 and recommended Council approval.

ACTION: Approve or disapprove the FEDC budget and goals as presented.

Farmersville Economic Development Corp 4A

Exhibit "A"		
REVENUE	CURRENT 2012-2013 BUDGET	PROPOSED 2013-2014 BUDGET
Sales Tax	\$140,000.00	\$160,000.00
Interest Earned	\$1,500.00	\$1,100.00
Total Revenue:	\$141,500.00	\$161,100.00
Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing/Promotion Expenses/Adv	\$5,150.00	\$7,110.00
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Legal	\$2,500.00	\$2,500.00
Total Expenses:	\$19,350.00	\$21,310.00
Development		
Collin College Project (sewer/street)	\$100,000.00	\$100,000.00
NTMWD Regional Waste Water	\$150,000.00	\$150,000.00
Electrical Study	\$125,000.00	\$125,000.00
Facade Grant Program	\$50,000.00	\$50,000.00
Total Development Cost:	\$425,000.00	\$425,000.00
Total Expenditures	\$444,350.00	\$446,310.00
Revenue vs. Expenditures	\$(302,850.00)	\$(285,210.00)
From Reserves	\$302,850.00	\$285,210.00
Balance Budget	\$-	\$-

2013-2014 Goals and Specified Projects Economic Development Corporation

Goals:

1. Create a business atmosphere in Farmersville that supports:
 - a. Retention and expansion of existing businesses,
 - b. Attracting new or relocating businesses that will increase the quality and quantity of primary jobs
 - c. Working with regional coalitions to address infrastructure, transportation, education and quality of life issues,
 - d. Recruiting at least one new employer per year.
2. Improve communication with the community and communicate accomplishments of the Economic Development Corporation
3. Enhance and promote the quality of life of the community and the crossroads significance of the city.
4. Partner with Collin College for a functional college by 2015.
5. Work with the City of Farmersville and the North Texas Municipal Water District (NTMWD) to establish a regional wastewater treatment plant (WWTP) servicing the area.
6. Support the City of Farmersville in retaining, upgrading, and establishing operation of the electric utility system.
7. Promote and support implementation of the 2013 Comprehensive Plan as appropriate.

Projects: Specific funding activities to achieve stated goals:

1. Regional wastewater infrastructure design
2. Planning and establishment of electric utility system operation
3. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
4. Locate property for an EDC investment for future projects.



TO: Mayor and Councilmembers

FROM: Ben White, City Manager

DATE: September 10, 2013

SUBJECT: Consider, discuss and act upon a Professional Services Agreement between the Farmersville Community Development Corporation and the City of Farmersville for the Main Street Manager

- An agreement is attached for review.

ACTION: Approve or disapprove the agreement as presented.

**PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN
THE THE CITY OF FARMERSVILLE AND
FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**

This Agreement ("Agreement") is entered into by and between the CITY OF FARMERSVILLE, TEXAS ("City") and the FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION ("FCDC") acting by and through their respective duly authorized representatives.

WITNESSETH:

WHEREAS, the FCDC is a sales tax corporation whose purpose is to enhance Farmersville's aesthetic, cultural and leisure amenities by promoting and funding community facilities and related projects throughout the city; and

WHEREAS, the City participates with FCDC in and by supporting and assisting with projects; and

WHEREAS, the Main Street Program is a vital and viable cooperative effort between the City and FCDC; and

WHEREAS, the FCDC recognizes the benefit of enhancing the professionalism and integrity of the Main Street Program by joining with the City with a professional position; and

WHEREAS, the FCDC recognizes the need to compensate commensurate with professional abilities and experience to enhance the value and stability of the position; and

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

Section 1. The FCDC agrees to offer a funding commitment of the salary plus all Main Street Program Manager benefits at the City's rate, including but not limited to, retirement, Medicare, federal withholdings, Social Security, health insurance, and raises. The funding commitment shall be made on an annual basis during the budget sessions as required by law. With the FCDC agreeing to make the funding commitment, the following will apply:

- a. The employee shall report to the City Manager and receive day to day direction from the City Manager. To facilitate communications, the FCDC will appoint a liaison to serve as an Ex-Officio member of the Main Street Board; and the Main Street Director will provide regular reports to the FCDC. City Manager will cooperate with the FCDC in the event of an employee issue, but the decision will be at the discretion of the City Manager under the guidelines of the City's Personnel Manual.

- b. The funding commitment should be completed during the budget session no later than August to be in compliance and fulfill the budget requirements of both the FCDC and the City.
- c. The City requests full amount of funds disbursed on October 1 and to be reviewed annually. A monthly report showing disbursement of funds will be provided to FCDC by the City.
- d. Any remainder of funds that are not dispersed to the employee by September 30 of each year shall be returned to FCDC with reporting of the excess funds.

Section 2. This Agreement shall commence on October 1, 2013 and shall continue for a period of not less than one (1) year, ending on September 30, 2014. This agreement shall thereafter automatically renew from year to year for a period of four (4) years without the necessity of any action by the parties, unless terminated in accordance with this Agreement.

Section 3. This agreement may be terminated by any party hereto upon thirty (30) days written notice to the other party with the termination date to be no earlier than the ending of the fiscal year ending on September 30.

Section 4. The provisions of this agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

Section 5. This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

Section 6. 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 7. This agreement shall be effective from the date of execution by both parties.

Section 8. Each person signing this Agreement hereby confirms that he or she is duly authorized to execute this Agreement on behalf of that party.

ATTEST:

By: _____
David Reynolds, Secretary

Date: _____

**FARMERSVILLE COMMUNITY
DEVELOPMENT CORPORATION**

By: _____
Leaca Caspari, Chairman

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: September 10, 2013
SUBJECT: Consider, discuss and act upon an agreement between the Farmersville Economic Development Corporation and the City of Farmersville for electric utility funding

- An agreement is attached for review
- Minutes from the August 1, 2013 FEDC Meeting confirming this arrangement

ACTION: Approve or disapprove the agreement as presented.

**INTERLOCAL AGREEMENT
BETWEEN FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
AND THE CITY OF FARMERSVILLE**

WHEREAS, the Farmersville Economic Development Corporation (“FEDC”) and the City of Farmersville, Texas (“City”) desire to enter into an agreement concerning the support of the Farmersville Electric (the “Utility”) within the City of Farmersville, Collin FEDC, Texas; and

WHEREAS, the City and FEDC have determined implementing this agreement is mutually beneficial.

NOW, THEREFORE, this agreement is made and entered into by the FEDC and the City upon and for the mutual consideration stated herein.

WITNESSETH;

ARTICLE I

The City shall arrange to make improvements to the electrical system with funding assistance from FEDC.

ARTICLE II

FEDC will contribute \$15,000 toward the creation and implementation of a system energy contract without reimbursement from the Utility.

ARTICLE III

FEDC will grant funding for the electrical system not to exceed \$193,000 with a payback of 50% from the Utility during the 2014-2015 Fiscal Year.

ARTICLE IV

INDEMNIFICATION - To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgments and costs, including reasonable attorneys’ fees and expenses, in any way arising out of, related to, or resulting from its performance under this agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this agreement.

ARTICLE V

SEVERABILITY - The provisions of this agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

ARTICLE VI

ENTIRE AGREEMENT - This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

ARTICLE VII

SUCCESSORS AND ASSIGNS - 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.

ARTICLE VIII

IMMUNITY - It is expressly understood and agreed that, in the execution of this agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this agreement, the parties do not create any obligations, express or implied other than those set forth herein, and this agreement shall not create any rights in parties not signatories hereto.

ARTICLE IX

TERM - This agreement shall be effective upon execution by both parties and shall continue in effect annually until final payment of the project.

ARTICLE X

The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

ATTEST:

**FARMERSVILLE ECONOMIC
DEVELOPMENT
CORPORATION**

By: _____
Name: Daphne Hamlin
Title: FEDC Staff Liaison
Date: _____

By: _____
Name: Bob Collins
Title: FEDC President
Date: _____

ATTEST:

CITY OF FARMERSVILLE

By: _____
Name: Edie Sims
Title: City Secretary
Date: _____

By: _____
Name: Joseph E. Helmberger, P.E.
Title: Mayor
Date: _____

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

August 1st, 2013

The Farmersville EDC met in special session on August 1st, 2013, at 7:00 p.m. at the City of Farmersville Council Chambers with the following members present: Robbie Tedford, Chris Lair, Bob Collins, Kris Washam, and Kevin McGuire. Staff members present were City Manager Ben White and City Accountant Daphne Hamlin. Council member present was Mayor Joe Helmberger. Special guest recognized Andrew Watson

CALL TO ORDER

Bob Collins convened the meeting at 7:03 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Staff members present were City Manager Ben White and City Accountant Daphne Hamlin. Council member present was Mayor Joe Helmberger. Special guest recognized Andrew Watson

BUDGET WORKSHOP

Bob Collins opened the floor for discussion on the Farmersville Economic Development Corporation 4A proposed budget 2013-2014. Robbie Tedford suggested to only increase sales tax revenues by \$20K and to lower interest earned by \$400. Only increase to expenses was in the marketing/promotion from \$5,150 to \$7,170 all other expenses remained the same.

Development Construction for Collin College, NTMWD Regional Wastewater Plant, Electric Study and The Façade Grant remained the same as well.

City Manager Ben White gave a presentation on the electrical system. Ben White was requesting funding in regards to the electrical rate study. EDC 4A will contribute \$15K toward the continued study. EDC 4A also granted funding for the electrical system not to exceed \$193K with a payback of 50% from the City of Farmersville Electrical system to EDC 4A in the budget year 2014-2015.

Attached "Exhibit A" are the results of those discussions.


ADJOURNMENT

On a motion by Kris Washam and a second by Chris Lair, The Board adjourned at 8:40p.m.



Bob Collins, President

ATTEST:


Kris Washam, Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon making an appointment to the Main Street Board

- With the Bylaws changing Leaca Caspari's position to an Ex-Officio member, a new appointment must be made to fill the vacant seat.
- Staff recommendation is presented for review.

ACTION: Council to make an appointment to the Main Street Board.

FARMERSVILLE MAIN STREET

Term: Three years

Residency Requirements: Live in the Fisd OR have Main Street Business OR own a Main Street Business

Name	
Leaca Caspari Changed status to Ex-Officio due to change in Bylaws Needs Replacement 1 st Term Began 5/13 – Term ends 5/16	405 Summit (Box 130) Farmersville, TX 75442
Matthew Busby 1 st Term Began 5/12 – Term ends 5/15	Boundary Solutions 107 McKinney St. Farmersville, TX 75442
Andy Washam 1 st Term Began 5/12 – Term ends 5/15	AnLyn Brothers Coffee Co. 116 McKinney Farmersville, TX 75442
Bryan Williams 1 st Term Began 5/11 – Term ends 5/14	Red Door Antiques 113 McKinney St Farmersville, TX 75442
Margaret Vigil 2 nd Term Began 5/13 – Term ends 5/16	Farmersville Thrift Store 811 McKinney St Farmersville, TX 75442

MEETS: 3rd Tuesday of the month, 5:00 p.m.

Terms are limited to one three-year term, however can be re-appointed after a one-year lapse between appointments. Members appointed by FCDC (4B) Board

STAFF LIAISON: Main Street Manager, Adah Leah Wolf
972-784-6846 a.wolf@ci.farmersville.tx.us

Candidate	Meets Residency Requirement
Sarah Jackson-Butler Wag Jack Enterprises 206 McKinney Street Farmersville, TX 75442	Yes



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon a resolution to authorize the City Manager to initiate the bid process for certain electric utility equipment and initiate the process for financing said equipment

- A resolution is attached for review.

ACTION: Approve or disapprove the resolution as presented.

**CITY OF FARMERSVILLE
RESOLUTION # R-2013-0910-001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO INITIATE THE BID PROCESS FOR CERTAIN ELECTRIC UTILITY EQUIPMENT, PURCHASE SAID EQUIPMENT AS PROVIDED HEREIN AND INITIATE THE PROCESS FOR FINANCING OF SAID EQUIPMENT.

WHEREAS, the City of Farmersville City Council ("City Council") has determined the City can operate its municipally owned public power utility with in-house City staff; and

WHEREAS, the City Council has determined that a true and very real need exists for the acquisition of certain electric utility equipment in order to operate its municipally owned public power utility; and

WHEREAS, the City Council has determined that the equipment is essential to the function, operation and maintenance of the City's electric utility and the services provided to the City's residents; and

WHEREAS, the City Council has determined that there exists an immediate need for the equipment which is not temporary or expected to diminish in the foreseeable future; and

WHEREAS, the City Council has determined that the City will use substantially all of the equipment for the purpose of performing one or more governmental or proprietary functions consistent with the permissible scope of the City's legal authority; and

WHEREAS, the necessary funds for the purchase of the electric utility equipment will be provided in the coming fiscal year's budget and are expected to be available in the future through financing; and

WHEREAS, the financing will fund equipment for the function, operation and maintenance of the City's electric utility and the services for the utility to include vehicles, tools, and an upgrade of the Public Works Maintenance Barn to allow equipment storage, office areas and employee common areas; and

WHEREAS, the governing body will take the necessary steps, including compliance with legal bidding and procurement requirements, under applicable law to arrange for the acquisition of such equipment;

WHEREAS, the acquisition of such equipment is in the best interest of the residents of the City of Farmersville, Texas and in the furtherance of the public health, safety and welfare;

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

Section I: 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 II: The City Council hereby directs the City Manager to initiate the bidding process for certain electric utility equipment necessary to the operation and maintenance of the City's electric utility.

Section III: The City Council directs the City Manager to initiate the process for financing to facilitate the funding for the electric utility equipment.

Section IV: The City Council directs the City Manager to acquire such equipment or return contracts for such purchases to the City Council for its approval to the extent that (a) the amount for any such purchase exceeds \$50,000 in amount or (b) the amount for any such purchase is less than \$50,000 but such amount has not been budgeted for in the City's then-current budget.

DULY PASSED by the City Council of the City of Farmersville on the 10th day of September, 2013.

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon a notice of award for the Safe Routes to School project to Axis Contracting, Inc.

- A Notice of Award form is attached for review.
- TxDOT has approved Axis Contracting, Inc. as the successful bidder for the Safe Routes to School project.
- The awarding process is a formality to confirm Axis has been approved by the City as well as TxDOT.

ACTION: Award the bid formally to Axis Contracting, Inc.

Notice of Award

Dated: _____

Project: Safe Route to Schools Sidewalk Project	Owner: City of Farmersville	Owner's Contract No.:
Contract:		Engineer's Project No.:
Bidder: Axis Contracting, Inc.		
Bidder's Address: (send Certified Mail, Return Receipt Requested)		
P.O. Box 360715		
Dallas, Texas 75336		

You are notified that your Bid dated July 15, 2013 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the Safe Route to Schools Sidewalk Project.

The Contract Price of your Contract is Four hundred eighty seven thousand seven hundred seventy five and 55/100 Dollars (\$ 487,775.55).

4 copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award.
___ sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner 4 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), [and] General Conditions (Paragraph 5.01) [and Supplementary Conditions (Paragraph SC-5.01).]
3. Other conditions precedent:

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Farmersville
Owner
By: _____
Authorized Signature

Title

Copy to Engineer



RECEIVED

AUG 20 2013

DED

MEMO

August 16, 2013

To: John A. Barton, P.E.
Deputy Executive Director

From: John F. Obr, P.E. *John F. Obr, P.E.*
Construction Division Director

Subject: Award of Local Let Project

RECEIVED

AUG 29 2013

Construction Division

Control: 0918-24-178
Project: STP 1102 (209) SRS
Highway: CS
Collin County

The above referenced project has been reviewed. The City of Farmersville and the Dallas District recommend awarding the contract to Axis Contracting, Inc. The total amount of the low bid was \$487,775.55, which is 13.4 percent under the engineer's estimate of \$563,000.72. Funds for this project are allocated in accordance with the Federal Project Authorization and Agreement (FPAA). The City is responsible for any costs above the maximum authorized federal amount.

There was one add alternate in this project.

Attached are the State Letter of Authority for locally let projects and the FPAA, indicating clearances for the following:

- Right of way
- Encroachments
- Relocation assistance
- Utilities
- Environmental

We request your concurrence in the award of this project. If you have any questions, please call Brian Hohle at 512/416-2491.

I CONCUR

John A. Barton, P.E.
20 AUG 2013

OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY

An Equal Opportunity Employer



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon accepting Nancy Foster's resignation from the Library/Civic Center Board

- Nancy Foster has resigned from the Library/Civic Center Board with her resignation letter attached.

ACTION: Accept or deny Ms. Foster's resignation as presented.

8/30/2013

Dear Charles J. Nike Library,

Due to personal family issues in Nevada I will be moving back as of 9/1/13.

I hereby must resign my position as a board member of the library. Thank you for the opportunity

Sincerely

Angy Foltin

969-207-5559



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon appointing a replacement to the Library/Civic Center Board

- Staff recommendation is presented for appointing a replacement to the Library/Civic Center Board

ACTION: Appoint a replacement to the Library/Civic Center Board.

LIBRARY/CIVIC CENTER BOARD

201 and 203 Orange Street
972-782-6681

Term: Three Years – Two Terms Max
Residency Requirements: None

Name
Nancy Foster - Needs Replacement 1 st Term Began 5/13 – Term ends 5/16
Judy Brandon 1 st Term Began 5/11 – Term ends 5/14
Rafiqa Huddleston 1 st Term Began 5/13 – Term ends 5/16
Sarah Odom 1 st Term Began 5/12 – Term ends 5/15
Leaca Caspari 1 st Term Began 9/12 – Term ends 5/15

MEETS: 4th Tuesday of each month, 4:00 p.m., Library - or as needed

COUNCIL LIAISON: **Michael Hesse**

STAFF: Paula Jackson 972-782-6151 and Librarian

Library 972-782-6681, Fax: 972-782-7608

CIVIC CENTER RESERVATIONS: City Hall 972-782-6151

Candidate	Meets residency requirement
Autumn Barton (Staff recommendation)	Yes
Sharon Spangler	Yes



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Consider, discuss and act upon revising the noise ordinance regarding construction noise

- Information regarding other cities noise ordinances is provided.
- Our current noise ordinance is attached for review.

ACTION: Council to direct staff of changes to our current noise ordinance.

McKinney	goes by octave band frequencies and maximum permitted sound pressure level (decibels)	
	Type of operation or character of noise	Correction in decibels
	Noise source operates less than 20 percent of any one-hour period	Plus 5*
	Noise source operates less than 5 percent of any one-hour period	Plus 10*
	Noise source operates less than 1 percent of any one-hour period	Plus 15*
	Noise of impulsive character (hammering, etc.)	Minus 5 Noise of periodic character
	(hum, screech, etc.)	Minus 5
	Noise present at night	Minus 7

Rockwall	limits or the extraterritorial jurisdiction (ETJ) of the city shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. Reasonable working hours outside of this limit will be allowed only after receiving permission from the city. There shall be no construction allowed on Thanksgiving Day, Christmas Day or New Year's Day. The construction related activity includes, but is not limited to, the maintenance, servicing and fueling of construction equipment. The delivery of construction-related materials and/or construction equipment shall also be limited to the hours noted in this section. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones, located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed, the city may issue written orders to stop work or further regulate site construction working hours if site work is being done outside the above-noted defined time guidelines or is interfering with the reasonable tranquility of a neighborhood. The city may also issue
-----------------	--

Anna	1.03 Exemption in Case of an Emergency
	This section shall not apply to emergencies of any governmental subdivision or any public utility. In cases of a public emergency, the public works director may issue permits, at no charge, to individuals and companies for demolition or construction work or operations of equipment if it is the best interest of the public.

Celina

(4) Exemptions. The following uses and activities shall be exempt from the noise level regulations herein specified:

(A) Noises not directly under control of the property user;

(B) Noises emanating from construction and maintenance activities between the hours of 7:00 a.m. and 10:00 p.m.;

**Princeton
Prohibited
during
certain
hours.**

Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto and/or the erection, including excavation, demolition, alteration or repair of any building within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 9:00 p.m. and 6:00 a.m.

**CITY OF FARMERSVILLE
ORDINANCE # O-2012-0724-001**

AN ORDINANCE OF THE CITY COUNCIL 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 44, "NUISANCES," THROUGH THE AMENDMENT OF ARTICLE II "NOISE REGULATION," BY AMENDING THE TITLE OF DIVISION 2 OF SAID ARTICLE II TO HEREAFTER BE AND READ "NOISE DISTURBANCES," AND BY DELETING EXISTING SECTIONS 44-49 THROUGH 44-51, THEREOF, AND REPLACING SAID SECTIONS WITH NEW SECTIONS 44-49 THROUGH 44-51, ENTITLED "DEFINITIONS," "SPECIFIC NOISE DISTURBANCE PROHIBITED" AND "EXEMPTIONS," RESPECTIVELY; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Farmersville realize that noise nuisances can be detrimental or offensive to the inhabitants of the City; and

WHEREAS, the City's duty is to protect the citizens of Farmersville to assist the enjoyment of life, health and not have contention regarding public peace and comfort; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this recommended text amendment coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration, the City Council is of the opinion and finds that disturbing noise, the intensity and duration to be detrimental to the public health, safety, or general welfare of the citizens of the City;

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

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 are hereby approved and incorporated into the body of this Ordinance and made a part hereof for all purposes allowed by law as if fully set forth herein.

SECTION 2. AMENDMENT OF ARTICLE II "NOISE REGULATION," OF CHAPTER 44, "NUISANCES," BY AMENDING THE TITLE OF DIVISION 2 OF SAID ARTICLE II TO HEREAFTER BE AND READ "NOISE DISTURBANCES," AND BY DELETING EXISTING SECTIONS 44-49 THROUGH 44-51 ENTITLED "DEFINITIONS," "SPECIFIC NOISE DISTURBANCE PROHIBITED," AND "EXEMPTIONS," RESPECTIVELY.

From and after the effective date of this Ordinance, the title of Division 2 of Article II of Chapter 44, "Nuisances," of the Code of Ordinances is hereby amended to be and read "Noise Disturbances" and existing Sections 44-49 through 44-51, thereof, are hereby amended by deleting said sections in their entirety and replacing said sections with new Sections 44-49 through 44-51 entitled "Definitions," "Noise Nuisance," and "Exemptions," respectively, to read as follows:

"DIVISION 2 – NOISE DISTURBANCES

Sec. 44-49. - Definitions. The following words, terms and phrases when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City means the City of Farmersville, employees or any authorized representative of the city.

Construction means any site preparations, assembly, erection, substantial repair, alteration or similar action (excluding demolition) of public or private right-of-way surfaces, structures, utilities or similar property.

Demolition means any dismantling, intentional destruction or removal of public or private right-of-way surfaces, structures, utilities or similar property.

Device means any mechanism which is intended to produce, or which actually produces noise when operated or handled.

Engine braking means the use of retarding forces within an engine to slow a vehicle down, as opposed to using an external braking mechanism, such as friction brakes or magnetic brakes. This term applies to petrol engines and other engines that throttle air intake.

Motor vehicle means any vehicle propelled by mechanical power such as, but not limited to, any passenger car, truck, truck-trailer, semi-trailer, camper, motorcycle, mini-bike, pocket bike, go-cart, dune buggy or racing vehicle.

Muffler means any apparatus consisting of baffles, chambers, or acoustical absorbing material whose primary purpose is to transmit liquids or gases while causing a significant reduction in sound emission.

Noise disturbance means any sound which annoys or disturbs, or which causes or tends to cause an adverse psychological or physiological effect upon, the sensibilities of a reasonable, prudent, adult person; and any

unreasonably loud or disturbing noise which renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

Noise disturbance per se means not requiring extraneous evidence or support to establish the existence of a noise disturbance.

Nonresidential district means any district not classified by the zoning ordinance as containing residential homes, apartments or condominiums.

Owner means any person having supervision or control of any property.

Power equipment means any motorized electric- or fuel-powered equipment including but not limited to, tractors, lawnmowers, and other similar devices or equipment.

Power model vehicle means any self-propelled airborne, waterborne, or land-borne plane, vessel, or vehicle, which is not designed to carry persons including, but not limited to, any model airplane, boat, car or rocket.

Property means any lot, tract, parcel of land or a portion thereof, occupied or unoccupied, improved or unimproved, public or private within the territorial limits of the city.

Property boundary means an imaginary line exterior to any enclosed structure, at the ground surface and its vertical extension, which separates the real property owned by one person from that owned by another person.

Quiet zone means property on which a school, hospital, nursing home, assisted living facility, clinic, library or other noise sensitive facility is operated.

Residential district means any district classified by the zoning ordinance as containing residential homes, apartments, condominiums or dwelling units.

Roadway means any street, alley, parkway, sidewalk or gutter.

Sound means a temporal or spatial oscillation in pressure, or other physical quantity, in a medium with internal forces that causes compression and rarefaction of that medium, and which propagates at finite speed to distant points.

Vibration means a temporal and spatial oscillation of displacement, velocity or acceleration in a solid material.

Sec. 44-50. - Specific noise disturbance prohibited.

- 1) No person shall allow, make or cause to be made any unreasonable loud or disturbing noise which is offensive to the sensibilities of a reasonable, prudent adult person, renders the enjoyment of life or property uncomfortable, interferes with public peace and comfort, or causes a noise disturbance as defined.
- 2) The following includes, but is not limited to, activities which can create unreasonably loud or disturbing noises in violation of this article including activities which are noise disturbances per se, unless an exemption applies.
- 3) *Animals.* Owning, keeping, possessing or harboring any animal or fowl which by frequent or habitual noise making, unreasonably disturbs or interferes with the peace, comfort or repose of citizens, or causes a noise disturbance as defined herein. The provision of this article shall apply to all private or public facilities including any animal shelter or commercial kennel, which holds or treats animals.
- 4) *Radios, television sets, musical instruments, loud speaking amplifiers and similar devices.*
 - a) The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device for the producing or reproducing of sound within a residential district, or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. to 6:00 a.m.
 - b) The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeaker and sound amplifiers or other machine or device for the producing or reproducing of sound within a nonresidential area in such a manner as to cause a noise disturbance.
 - c) The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device that produces or reproduces sound for the purpose of attracting attention to any cause or demonstration, or to any performance, show, sale or display of merchandise so as to attract attention to such cause,

demonstration or premises when such use is done in a manner which causes a noise disturbance.

- d) The using, operating permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device on trucks or other moving vehicles for the purpose of attracting attention to any cause or demonstration, or for advertising any show, sale or display of merchandise when such use is done in a manner which causes a noise disturbance.
- 5) *Vehicular sound amplification systems.* Operating or controlling a motor vehicle in either a public or private place within the city and operating any sound device which is part of, or connected to, any radio, stereo receiver, compact disc player, cassette tape player, or other similar device in the motor vehicle in such a manner that, when operated, it is audible at a distance of 30 feet, or when operated, causes a person to be aware of the vibration accompanying the sound at a distance of 30 feet from the source when such operation is done in a manner which causes a noise disturbance.
- 6) *Yelling, shouting, etc.* The yelling, shouting, crying, hooting, whistling or singing of peddlers, hawkers or any other person in such a manner to cause a noise disturbance.
- 7) *Loading operations.* The loading or unloading of any vehicle in such a manner as to cause a noise disturbance.
- 8) *Construction/maintenance work.*
 - a) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto and/or the erection, including excavation, demolition, alteration or repair of any building within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.
 - b) Operating or permitting to be operated any gravel pit, rock crusher, or other machinery for the separation, gathering, grading, loading or unloading of sand, rock or gravel within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall

create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.

- c) Operating or permitting to be operated any gravel pit, rock crusher or other machinery for the separation, gathering, grading, loading or unloading of sand, rock or gravel within a nonresidential district in such a manner as to cause a noise disturbance.
- d) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf course or appurtenances thereto within a nonresidential district in such a manner as to cause a noise disturbance.

9) *Power equipment.*

- a) Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.
- b) Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a nonresidential district in such a manner as to cause a noise disturbance.

10) *Motor vehicles – repairs or testing.*

- a) The repairing, rebuilding, modifying or testing of any motor vehicle (including off-road vehicles) or watercraft within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.
- b) The repairing, rebuilding, modifying or testing of any motor vehicle (including off-road vehicles) or watercraft within a nonresidential district in such a manner as to cause a noise disturbance.

11) *Motor vehicles – running loud or out of repair.*

- a) The use of any automobile, motorcycle, or other vehicle so out of repair, so modified, or so loaded, which emits or creates loud or unnecessary grating, grinding or rasping noise, the excessive spinning of the tires, or the racing of a

motor vehicle engine unnecessarily within a residential district or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.

- b) The use of any automobile, motorcycle or other vehicle so out of repair, so modified, or so loaded, which emits or creates loud or unnecessary grating, grinding, or rasping noise, the excessive spinning of the tires, or the racing of a motor vehicle engine unnecessarily within a nonresidential district in such a manner as to cause a noise disturbance.
- 12) *Motor vehicles -- exhaust.* The discharge into the open air of the exhaust of any motor vehicle in such a manner as to cause a noise disturbance, except as discharged through a muffler or other device which effectively and efficiently prevents loud and unusual noises and annoying smoke.
- 13) *Motor vehicles -- engine braking.* Engine braking occurs when the retarding forces within an engine are used to slow a vehicle down, as opposed to using an external braking mechanism such as friction brakes or magnetic brakes which causes a noise disturbance.
- 14) *Motor vehicles -- jake braking.* Engine braking used mainly in large diesel trucks and works by opening the exhaust valves at the top of the compression stroke, resulting in adiabatic expansion of the compressed air, so the large amount of energy stored in that compressed air is not returned to the crankshaft, but is released into the atmosphere which causes a noise disturbance.
- 15) *Explosive devices.* Explosive sound sources including, but not limited to, the use of fireworks, explosives, and the firing of guns or other explosive devices in such a manner as to cause a noise disturbance; provided however, that no such noise disturbance shall be deemed to exist when the activity is allowed or sanctioned by ordinance or other authority and the activity is conducted in strict accordance with said ordinance or authority.
- 16) *Powered model mechanical devices.*
 - a) The flying of model aircraft powered by internal combustion engines, whether tethered or not, or the firing or operating of model rocket vehicles or other similar noise producing devices, within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 6:00 a.m.

- b) The flying of model aircraft powered by internal combustion engines, whether tethered or not, or the firing or operating of model rocket vehicles or other similar noise producing devices within a nonresidential district in such a manner as to cause a noise disturbance.
- 17) *Quiet Zone.* Creating a noise disturbance on any street adjacent to any school, hospital, nursing home, assisted living facility, clinic, library or other noise sensitive facility.
- 18) *Vibration.* Using or causing to use any device that creates any ground vibration, which is perceptible without instruments at any point on or beyond the property boundary of the source.

Sec. 44-51. – Exemptions.

The following sources of potential noise disturbances shall be exempt from the regulations of this article:

- 1) Safety signals, storm warning sirens or horns and the testing of such equipment, emergency vehicle sirens or horns used when responding to an emergency, and emergency pressure relief valves.
- 2) Sound caused in the performance of emergency or public service work, including police, fire and public utility operations, acting in the performance of lawful duties to protect the health, safety or welfare of the community.
- 3) Sounds caused by natural phenomena.
- 4) Activities conducted on public streets, squares, parks and playgrounds which are approved, sponsored or sanctioned by the city such as a parade, fireworks, sporting event, musical production, or other activity that has the approval of the city council or a city department authorized to grant such approval.
- 5) Activities conducted on public or private school grounds including, but not limited to, school athletic and school entertainment events which are approved, sponsored or sanctioned by the school."
- 6) Sounds created by locomotives as they travel through the City.

SECTION 3. PENALTY

Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed \$500.00. A separate offense shall be deemed committed upon each day during or on which a violation or failure to comply occurs or continues to occur. Allegation and

evidence of a culpable mental state is not required for the proof of an offense defined by this article.

SECTION 4. 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 5. 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 6. PUBLICATION

The City Secretary of the City of Farmersville is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 7. 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 8. 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 9. 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 July, 2012, and second reading on the 24th of July, 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 JULY, 2012.

APPROVED:

BY:


Joseph E. Helmberger, P.E., Mayor

ATTEST:


Edie Sims, City Secretary





TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Update on the Main Street Bridge, closures and Highway 380 improvements

- Information is provided by City Manager Ben White

ACTION: Council to act as deemed necessary.

US 380 Highway Project Status

1. US 380 Highway Project status.
 - a. 1st Railroad Bridge, Passing Track: Apr 2013 thru Dec 2013.
 - b. 2nd Railroad Bridge, Main Track: Mar 2014 thru Sep 2014
 - c. 380 Roadway, East Bound: July 2013 thru Dec 2013. Mimosa Street currently scheduled to reopen in October 2013.
 - d. 380 Roadway, West Bound: Complete April 2014
 - e. Main Street Bridge Construction: Jul 2013 thru Dec 2013. Completely closed during construction. Use alternative paths: Orange, Rike, Hamilton, Mimosa, Beene etc.
 - i. Bridge beams being installed on Saturday, 14 Sep 2013. US 380 traffic will be disrupted during beam placement.
 - f. Main Street Roadway: Complete Feb 2014
 - g. Hill Street Crossing: Complete Mar 2014
 - h. Walnut Street Crossing: Complete Mar 2014
 - i. Main/Summit Street Crossing: Complete Mar 2014



Figure 3. Railroad Bridge Columns

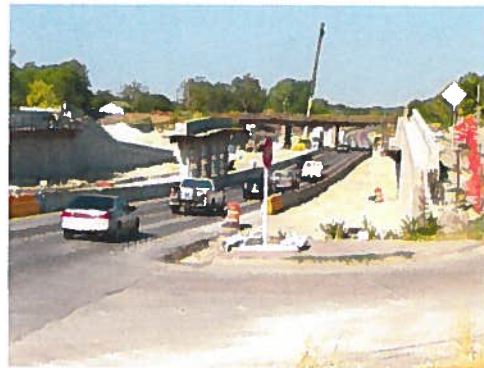


Figure 4. Main Street Center Columns



Figure 2. Hamilton Street Apron and Connection



Figure 1. New Road Construction



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Update on electrical system

- Information is provided by City Manager Ben White

ACTION: Council to act as deemed necessary.

Electrical System Update

1. Completed discussions relating to the City of Farmersville taking over the electrical system. Council decided to pursue the CoF option and take over management, maintenance, and operation of Farmersville Electric.
2. Directed First Southwest to begin process of securing financing for \$600K support capital procurements and building improvements.
3. New energy contract work is underway via Schneider Engineering (Steve Moffitt). RFP wording has been finalized.
 - a. Release of RFP: 6 Sep 2013
 - b. Proposals Due: 20 Sep 2013
 - c. Begin Contract Negotiations: 9 Oct 2013
 - d. Contract Effective Date: 1 May 2014
4. Began discussions with Versalift and Altec concerning procurement of trucks.
5. Asked McCord Engineering to proceed forward with work related to the following tasks:

McCord Engineering Item Description	Cost
Help during the upcoming year to establish CoF option (hourly charges)	<\$95K
Create a rate ordinance or update the existing one	\$28K
Set up through ordinance the standards for underground electric utilities,	\$20K

General Obligation Bonds ("GO Bonds")

- ◆ Require a bond election for authorization (must be voted on one of the two uniform election dates in May and November), and bonds are specifically authorized and issued for any public purpose. Next available Election Date is May 2014. Public purpose is defined as public project or use specifically for the benefit of the city issuing debt, as cities are constitutionally prohibited from lending of credit, even to other tax exempt issuers. Cities can participate in an acquisition with another entity, as long as they own a defined divided or undivided interest in the project financed.
- ◆ GO Bonds, once voter authorized, have no additional legal requirements in order to be issued. They are sold by ordinance and secured solely from a city's maximum tax rate (\$1.50 for general law cities or \$2.50 for home rule). **Farmersville must abide by the \$1.50 tax rate limitation for general law cities, however the Attorney General will not approve bonds if the maximum debt tax rate exceeds \$1.00.** Cities may choose to pay debt from other sources, thereby not levying the tax.

Certificates of Obligation ("COs")

- ◆ Require no voter authorization and can be issued for the same purposes as General Obligation Bonds. In order to issue COs, a **Notice of Intent to issue COs must be published in a local news paper on the same day of two consecutive weeks, with the first publication occurring at least 31 days before the sale date.** COs are subject to referendum by petition during the required publication period if initiated by at least 5% of the registered voters. COs which are secured solely by an ad valorem tax can be issued for only limited purposes, such as land acquisition or judgment funding. When combined with a limited (\$1,000 or more total) pledge of revenue from an enterprise system (such as **water, sewer, electric, drainage, sanitation or hotel/motel tax**) they can be issued for any lawful purpose.
- ◆ COs sell at rates equal to the city's GO Bonds and Tax Notes.

Anticipation Notes ("Tax Notes")

- ◆ **Require no voter authorization or notice of intent to sell.** Anticipation Notes allow municipalities to: 1) fund construction of public works, 2) purchase materials, supplies, equipment, machinery, buildings, lands, and rights-of-way, 3) pay a contractual obligation incurred or to be incurred for professional services, 4) pay operating or current expenses, and 5) fund the issuer's cumulative cash flow deficit. Anticipation Notes can be secured by and are payable from a pledge of revenues (including ad valorem taxes or utility system revenues), anticipation of revenues (including ad valorem taxes or utility system revenues), or the proceeds of bonds already authorized and to be issued by the issuer. **Anticipation Notes are authorized by an ordinance adopted by the city council and have a maximum maturity of seven years.**

SUMMARY

General Obligation Bonds ("GO Bonds")

- ◆ Must hold election May 2014
- ◆ Cannot sell bonds until June 2014
- ◆ Receive funds July 2014

Certificates of Obligation ("COs")

- ◆ Publish Notice of Intent September 24th
- ◆ Sale date October 29th
- ◆ Funds available by end of November

Tax Notes ("Notes")

- ◆ No Notice of Intent required
- ◆ Sell Tax Notes September 24th
- ◆ Funds available by end of October

NOTE: All obligations will sell at same interest rate.

BOND DEBT SERVICE

Farmersville, Texas
\$635,000 Tax Notes, Series 2013
Amortized Over 5 Yrs at 1.85% (A2 / A)
As of September 6, 2013
(5 Year A/BQ GO Spot Rate + 25 bps)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2014	125,000	1.850%	3,230.56	128,230.56	
08/15/2014			4,717.50	4,717.50	
09/30/2014					132,948.06
02/15/2015	125,000	1.850%	4,717.50	129,717.50	
08/15/2015			3,561.25	3,561.25	
09/30/2015					133,278.75
02/15/2016	125,000	1.850%	3,561.25	128,561.25	
08/15/2016			2,405.00	2,405.00	
09/30/2016					130,966.25
02/15/2017	130,000	1.850%	2,405.00	132,405.00	
08/15/2017			1,202.50	1,202.50	
09/30/2017					133,607.50
02/15/2018	130,000	1.850%	1,202.50	131,202.50	
09/30/2018					131,202.50
	635,000		27,003.06	662,003.06	662,003.06

Note: Preliminary, for illustrative purposes only.

BOND DEBT SERVICE

Farmersville, Texas
 \$635,000 Tax Notes, Series 2013
 Amortized Over 7 Yrs at 2.45% (A2 / A)
 As of September 6, 2013
 (7 Year A/BQ GO Spot Rate + 25 bps)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2014	85,000	2.450%	4,278.31	89,278.31	
08/15/2014			6,737.50	6,737.50	
09/30/2014					96,015.81
02/15/2015	85,000	2.450%	6,737.50	91,737.50	
08/15/2015			5,696.25	5,696.25	
09/30/2015					97,433.75
02/15/2016	90,000	2.450%	5,696.25	95,696.25	
08/15/2016			4,593.75	4,593.75	
09/30/2016					100,290.00
02/15/2017	90,000	2.450%	4,593.75	94,593.75	
08/15/2017			3,491.25	3,491.25	
09/30/2017					98,085.00
02/15/2018	95,000	2.450%	3,491.25	98,491.25	
08/15/2018			2,327.50	2,327.50	
09/30/2018					100,818.75
02/15/2019	95,000	2.450%	2,327.50	97,327.50	
08/15/2019			1,163.75	1,163.75	
09/30/2019					98,491.25
02/15/2020	95,000	2.450%	1,163.75	96,163.75	
09/30/2020					96,163.75
	635,000		52,298.31	687,298.31	687,298.31

Note: Preliminary, for illustrative purposes only.



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Only Reading – Consider, discuss and act upon an Ordinance to adopt the budget for the fiscal year 2013-2014

- Ordinance is presented for review

ACTION: Approve or disapprove the ordinance as presented.

(V – A)

**CITY OF FARMERSVILLE
ORDINANCE #O-2013-0910-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; PROVIDING FOR INTRA- AND DEPARTMENTAL FUND TRANSFERS; AMENDING AND ADOPTING THE REVISED FISCAL YEAR 2012-2013 BUDGET; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; 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 Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Manager has caused to be filed with the City Secretary a budget to cover all proposed expenditures of the government of the City for the fiscal year beginning October 1, 2013, and ending September 30, 2014; and

WHEREAS, the budget shows, as definitely as possible, each of the various projects for which appropriations are made in the budget and the estimated amount of money carried in the budget for each such project; and

WHEREAS, the budget has been available for inspection by any taxpayer; and

WHEREAS, the budget, appended hereto as Exhibit A and Exhibit B, was duly presented to the City Council by the City Manager and a public hearing was ordered by the City Council; and

WHEREAS, notice of public hearing on the budget, stating the date, time, place, and subject matter of said public hearing was given as required by the laws of the State of Texas; and

WHEREAS, said public hearing was held according to said notice, and all those wishing to speak on the budget were heard; and

WHEREAS, the City Council has studied said budget and listened to the comments of the taxpayers at the public hearing held, and therefore has determined that the budget attached hereto is in the best interest of the City of Farmersville.

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

SECTION I: That the attached Budget presented by the City Manager and as amended at the City Council Budget Workshop be approved in all respects and adopted as the

City's Budget for the fiscal year 2013-2014, and there is hereby appropriated from the funds indicated and for such purposes, respectively, such sums of money for such projects, operations, activities, purchases, and other expenditures as proposed in the attached budget.

SECTION II: That the 2013-2014 Annual Budget is appropriated as follows:

	<u>REVENUES</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
GENERAL FUND	\$2,674,100	\$2,674,100	-0-
INTEREST & SINKING FUND	\$334,567	\$324,550	\$10,017
REFUSE FUND	\$443,682	\$401,630	\$42,052
WATER/WASTE- WATER FUND	\$1,886,609	\$1,722,487	\$164,122
ELECTRIC FUND	\$1,000,250	\$1,008,912	(\$8,662)
FUND BALANCE	-0-	-0-	-0-
TOTAL	\$6,339,208	\$6,131,679	\$207,529

SECTION III: That the Revised 2012-2013 Annual Budget is appropriated as follows:

	<u>REVENUES</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
GENERAL FUND	\$2,546,775	\$2,577,550	(\$30,775)
INTEREST & SINKING FUND	\$328,835	\$325,300	\$3,535
REFUSE FUND	\$437,992	\$388,953	\$49,039
WATER/WASTE- WATER FUND	\$1,728,769	\$1,686,882	\$41,887
ELECTRIC FUND	\$1,000,250	\$951,383	\$48,867
FUND BALANCE	-0-	-0-	-0-
TOTAL	\$6,042,621	\$5,930,068	\$112,553

SECTION IV: That the City Manager is authorized to invest any funds not needed for current use, whether operating or bond funds, in accordance with the City's Investment Policy.

SECTION V: That the City Manager be and is hereby authorized to make intra-departmental transfers during the fiscal year as become necessary in order to avoid over expenditure of particular accounts.

SECTION VI: This Ordinance shall be in full force and effect from and after its final adoption. Any and all ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION VII: If any section, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof by any persons or circumstances is held invalid in any Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

PASSED AND APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS THE 10th DAY OF SEPTEMBER, 2013.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Only Reading – Consider, discuss and act upon an Ordinance to adopt the General Obligation Bond Series 2012 annual budget for fiscal year 2013-2014

- Ordinance is presented for review

ACTION: Approve or disapprove the ordinance as presented.

**CITY OF FARMERSVILLE
ORDINANCE #O-2013-0910-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2012 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager has prepared and submitted a budget for the General Obligation Bond Series 2012 for filing with the City Secretary for the fiscal year beginning on October 1, 2013 and ending September 30, 2014 ("Proposed Budget") in accordance with Texas law; and

WHEREAS, the Proposed Budget has been made available for public review and discussion, and has been the subject of public hearings which were established, noticed and held as required by Texas law; and

WHEREAS, the City Council of the City of Farmersville after the public notices and public hearings required by law and upon due deliberation and consideration of the recommendation of the testimony and information submitted during said public hearings, has determined that, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the Budget for the General Obligation Bond Series 2012 for the fiscal year beginning on October 1, 2013 and ending September 30, 2014 should be adopted;

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

SECTION I: That the attached General Obligation Budget, as presented by the City Manager and as amended at the City Council Budget Workshop, be approved and adopted for the fiscal year 2013-2014.

SECTION II: That the 2013-2014 Annual Budget for the General Obligation Bond Series 2012 is appropriated as follows:

<u>EXPENDITURES</u>	
PROJECTS	\$1,300,000
<hr/>	
TOTAL	\$1,300,000

SECTION III: That the Revised 2012-2013 Annual Budget for the General Obligation Bond Series 2012 is appropriated as follows:

EXPENDITURES

PROJECTS	\$445,500
<hr/>	
TOTAL	\$445,500

SECTION IV: That the City Manager is authorized to invest any funds not needed for current use, whether operating or bond, in accordance with the City's Investment Policy.

SECTION V: That the City Manager be and is hereby authorized to make intra-departmental transfers during the fiscal year as become necessary in order to avoid over-expenditure of particular accounts.

SECTION VI: This Ordinance shall be in full force and effect from and after its final adoption. Any and all ordinances in conflict herewith are hereby repealed to the extent of the conflict.

PASSED AND APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ON THE 10th DAY OF SEPTEMBER, 2013.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Only Reading – Consider, discuss and act upon an Ordinance to adopt the Tax Rate for fiscal year 2013-2014

- Ordinance is presented for review

ACTION: Approve or disapprove the ordinance as presented.

**CITY OF FARMERSVILLE
ORDINANCE #O-2013-0910-003**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FARMERSVILLE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE TAX YEAR 2012 (FISCAL YEAR BEGINNING ON OCTOBER 1, 2013 TO AND INCLUDING SEPTEMBER 30, 2014); APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the tax for the tax year 2013 hereinafter levied for the current expenses and general improvements of the City and its property must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, the City Council further finds that the taxes for the tax year 2013 hereinafter levied, therefore, are necessary to pay interest and to provide a sinking fund on outstanding bonds maturing in the ensuing year; and

WHEREAS, the City Council has approved by a separate Ordinance the budget for the tax year 2013; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been completed in due and correct time.

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

SECTION I: LEVYING TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FARMERSVILLE, TEXAS, AND PROVIDING FOR AN INTEREST AND SINKING FUND FOR THE TAX YEAR 2013.

There is hereby levied and ordered to be assessed and collected for the use and support of the municipal government of the City of Farmersville, Texas, and there shall be provided an interest and sinking fund for the tax year 2013, same being from October 1, 2013 to and including September 30, 2014, and for each tax year thereafter until otherwise provided, upon all taxable property including real, personal and mixed situated within the corporate limits of the City of Farmersville, Texas, and not exempt by the Constitution of the State and valid state laws, a tax of **\$0.697500** on each one hundred dollars (\$100) assessed value of said property, said tax being so levied and apportioned to the specific purposes herein set forth as follows:

(A) For the current expenditures of the City of Farmersville, Texas, and for the general government, use and support of the City and its property, there is hereby levied and ordered to be assessed and collected for the tax year 2013 on all property situated within the limits of the City, and not exempt from taxation by valid laws, an ad valorem tax at the rate of **\$0.473368** on each one hundred dollars (\$100) assessed value of all taxable property within the City.

(B) For the purpose of creating an interest and sinking fund to pay the interest and principal of all outstanding debt obligations of the City, not otherwise provided for, a tax rate of **\$0.224132** on each one hundred dollars (\$100) of assessed value of all taxable property within the City.

THE AVERAGE TAXABLE VALUE OF A RESIDENCE HOMESTEAD IN THE CITY OF FARMERSVILLE THIS YEAR IS \$91,215. WITH THE GOVERNING BODY ADOPTING THE EFFECTIVE TAX RATE FOR THIS YEAR OF \$.697500 PER \$100 OF TAXABLE VALUE, THE AMOUNT OF TAXES IMPOSED THIS YEAR ON THE AVERAGE HOME WOULD BE \$636.22.

SECTION II: LATE PAYMENT.

(A) **PENALTY AND INTEREST.** That the ad valorem taxes levied shall become due on October 1, 2013 and may be paid up to and including the following January 31, 2014 without penalty, but if not so paid, such taxes shall become delinquent on the following day, February 1, 2014, and the penalty and interest designated herein shall be collected for each month or portion of the month that the delinquent taxes remain unpaid.

<u>MONTH</u>	<u>PENALTY</u>	<u>INTEREST RATE</u>
February 1	6%	1%
March 1	7%	2%
April 1	8%	3%
May 1	9%	4%
June 1	10%	5%
July 1	12%	6%
August 1	12%	7%

The rate of interest to be collected on delinquent taxes shall be 1% per month for each month they remain unpaid. On August 1, 2014, the total penalty incurred on delinquent taxes shall be 12% without regard to the number of months the tax is delinquent. Accrual of interest at 1% per month for each month taxes remain unpaid shall continue until said taxes are paid.

(B) **ADOPTION BY REFERENCE.** The general laws of Texas, and particularly all the provisions of Article 7336, and of Title 122 of the Revised Civil Statutes of Texas, and all amendments thereto, relating to the date of delinquent taxes, insofar as such provisions may be applicable in connection with the collection of all taxes assessed and levied by the City of Farmersville, Texas, are hereby referred to and adopted.

SECTION III. ADDITIONAL PENALTY FOR COLLECTION COSTS.

Pursuant to Section 33.07 of the Texas Tax Code, taxes that remain delinquent incur an additional penalty to defray costs of collection in the amount of fifteen percent (15%) of the amount of taxes, penalty and interest due.

SECTION IV. ESTABLISHING LIEN AGAINST THE PROPERTY.

The taxes herein levied shall be a first and prior lien against the property upon which they are assessed and the said first lien shall be superior and prior to all other liens, charges and encumbrances, and this lien shall attach to personal property to the same extent and priorities as to real estate. The liens provided herein attached as of January 1, 2013.

SECTION V. REPEALER CLAUSE.

Any and all ordinances, resolutions, rules, regulations, policies, or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of the conflict herewith.

SECTION VI. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance and same are deemed severable for this purpose.

SECTION VII. EFFECTIVE DATE.

This Ordinance shall be in effect from and after its final adoption. Any and all ordinances in conflict herewith are hereby repealed to the extent of the conflict.

PASSED, APPROVED AND ADOPTED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, this the 10th day of September, 2013.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Only Reading – Consider, discuss and act upon an Ordinance to adopt the 2013 Tax Appraisal Roll

- Ordinance is presented for review

ACTION: Approve or disapprove the ordinance as presented.

**CITY OF FARMERSVILLE
ORDINANCE #O-2013-0910-004**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE FISCAL YEAR 2013 – 2014 TAX APPRAISAL ROLL FOR THE CITY OF FARMERSVILLE, TEXAS.

WHEREAS, in accordance with Section 26.09 of the Texas Tax Code it is necessary that the Fiscal Year 2013 – 2014 Appraisal Roll which constitutes the Fiscal Year 2013 – 2014 Tax Roll for the City of Farmersville is adopted by the City;

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

The City Council of the City of Farmersville, Collin County, Texas, hereby accepts and approves the Fiscal Year 2013 – 2014 Appraisal Roll as submitted by the Collin County Tax Assessor Collector which constitutes the Fiscal Year 2013 – 2014 Tax Roll for the City of Farmersville.

APPROVED this the 10th day of September, 2013.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



TO: Mayor and Councilmembers
FROM: Ben White, City Manager
DATE: September 10, 2013
SUBJECT: Second Reading – Consider, discuss and act upon an ordinance to update and amend the City's Land Use Assumptions, Capital Improvement Plan, and Impact Fees

- Ordinance is presented for review
- Council approved 1st reading at the August 27th Council Meeting

ACTION: Approve or disapprove the ordinance as presented.

**CITY OF FARMERSVILLE
ORDINANCE # O-2013-0910-005**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ADOPTING UPDATED LAND USE ASSUMPTIONS, ADOPTING THE WATER AND WASTEWATER IMPACT FEE UPDATE, DETERMINING THE AMOUNT OF IMPACT FEE TO BE COLLECTED BY "SERVICE UNIT" FOR NEW DEVELOPMENT; AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS THROUGH THE AMENDMENT OF APPENDIX A, "MASTER FEE SCHEDULE," BY AMENDING ARTICLE II, "ELECTRICITY, WATER, SEWER, AND REFUSE," BY AMENDING SECTION 2-5 ENTITLED "IMPACT FEES" TO REFLECT THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES ADOPTED HEREBY; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Farmersville ("City Council") adopted an Impact Fee Program on September 23, 2003 by and through Resolution #2003-42 in compliance with Chapter 395 of the Texas Local Government Code regarding the calculation, assessment and collection of impact fees for water and wastewater facilities; and

WHEREAS, Texas Local Government Code Section 395.052 requires a city imposing utility impact fees to update the land use assumptions and capital improvements plans at least once every five years; and

WHEREAS, the City of Farmersville, Texas ("City") has undertaken the review and update of the land use assumptions and capital improvements plans for water and wastewater utility services necessary to serve new development; and

WHEREAS, the City provided notice as required by law and held a public hearing regarding updated Land Use Assumptions, updated Capital Improvements Plans and updates to the manner of imposing impact fees before the Capital Improvements Advisory Commission ("CIAC") on or about July 15, 2013; and

WHEREAS, the CIAC has submitted a written report to the City Council of the City of Farmersville, Texas recommending the adoption of the updated Land Use Assumptions and Water and Wastewater Impact Fee Update and the manner of imposing impact fees within the City's corporate limits and extraterritorial jurisdiction; and

WHEREAS, the City Council finds that the Town has complied with Chapter 395 of the Texas Local Government Code in the amendment of the land use assumptions, capital improvements plan, and imposition of impact fees; and

WHEREAS, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the CIAC and of all testimony and information submitted during said public hearings, has determined that it is in the public's best interest and in support of the health, safety,

morals, and general welfare of the citizens of the City that the updated Land Use Assumptions and updated Capital Improvement Plans should be adopted and that certain provisions regarding the manner of imposing impact fees should be amended.

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

SECTION 1. FINDINGS INCORPORATED

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

SECTION 2. LAND USE ASSUMPTIONS ADOPTED

The City Council hereby adopts the Land Use Assumptions as set forth in the 2013 Water and Wastewater Impact Fee Update dated June 2013, attached hereto as Exhibit A and incorporated herein for all purposes allowed by law.

SECTION 3. WATER SYSTEM CAPITAL IMPROVEMENT PLAN ADOPTED

The City Council hereby adopts the Water System Capital Improvement Plan as set forth in the 2013 Water and Wastewater Impact Fee Update dated June 2013, attached hereto as Exhibit A and incorporated herein for all purposes allowed by law.

SECTION 4. WASTEWATER SYSTEM CAPITAL IMPROVEMENT PLAN ADOPTED

The City Council hereby adopts the Wastewater System Capital Improvements Plan as set forth in the 2013 Water and Wastewater Impact Fee Update dated June 2013, attached hereto as Exhibit A and incorporated herein for all purposes allowed by law.

SECTION 5. SERVICE UNIT EQUIVALENT ADOPTED

The City Council hereby adopts a service unit equivalent of a ¾" water meter to be used for the calculation of the impact fee amount to be assessed and collected to serve new development within the City's corporate limits and its extraterritorial jurisdiction for purpose of both water impact fees and wastewater impact fees.

SECTION 6. IMPACT FEE ADOPTED

The City Council hereby determines that water impact fees and wastewater impact fees shall be assessed and collected within the City's corporate limits and its extraterritorial jurisdiction at a rate of sixty percent (60%) of the maximum amount (post-credit) that may be collected by the City as impact fees, rounded down to the nearest full dollar, as reflected on Table 2.1 of the 2013 Water and Wastewater Impact Fee Update dated June 2013, attached hereto as Exhibit A and incorporated herein by reference for all purposes allowed by law.

SECTION 7. APPENDIX A, MASTER FEE SCHEDULE

From and after the effective date of this ordinance the Master Fee Schedule shall be modified to reflect the maximum impact fee to be assessed and collected per service unit (post-credit) for wastewater and water facilities as follows.

- A. IMPACT FEES TO BE COLLECTED ON NEW DEVELOPMENTS RECORD PLATTED ON OR AFTER OCTOBER 1, 2013; AND, ON NEW DEVELOPMENTS FOR WHICH PLATTING IS NOT REQUIRED.

Meter Size (in inches)	Maximum Continuous Operating Capacity (GPM)	Service Unit Equivalent	Water Impact Fee	Wastewater Impact Fee
¾"	15	1	\$ 787	\$ 2,507
1"	25	1.67	\$ 1,314	\$ 4,187
1 ½"	50	3.33	\$ 2,621	\$ 8,349
2"	80	5.33	\$ 4,195	\$ 13,364
3"	160	10.67	\$ 8,399	\$ 26,754
4"	250	16.67	\$ 13,122	\$ 41,798
6"	500	33.33	\$ 26,237	\$ 83,571

B. IMPACT FEES TO BE COLLECTED ON NEW DEVELOPMENTS RECORD PLATTED ON OR AFTER SEPTEMBER 23, 2003 AND BEFORE OCTOBER 1, 2013, AND NOT REQUIRING A REPLAT.

Meter Size	Service Unit Equivalent	Water Impact Fee	Wastewater Impact Fee
¾"	1.00	\$ 760	\$ 740
1"	1.67	\$ 1,269	\$ 1,236
1½"	3.33	\$ 2,531	\$ 2,464
2"	5.33	\$ 4,051	\$ 3,944
3"	10.00	\$ 7,600	\$ 7,400
4"	16.67	\$ 12,669	\$ 12,336
6"	33.33	\$ 25,331	\$ 24,664
8"	53.33	\$ 40,531	\$ 39,464
10"	76.67	\$ 58,269	\$ 56,736

SECTION 8. PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. 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 10. 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 11. PUBLICATION

The City Secretary of the City of Farmersville is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 12. 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 13. 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 14. 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 August, 2013, and second reading on the 10th day of September, 2013, 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 September, 2013.

APPROVED:

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

ATTEST:

Edie Sims, City Secretary