

V. Regular Agenda

Agenda Section	Regular Agenda
Section Number	V.A
Subject	Consider, discuss, and act upon presentation of the strategic planning session prepared by Bob Hart and Students from UTA.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	<ul style="list-style-type: none"> • City of Farmersville Strategic Plan
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Manager will present the information from Bob Hart and students from UTA regarding the City of Farmersville Strategic Plan. • City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Strategic Plan for City of Farmersville

Prepared by

Department of Urban Studies

Masters of Public Administration Program

University of Texas at Arlington

October 8th 2016



Introduction

- On October 8th the City Council of Farmersville Meet to discuss the future of the community.
- 10 keys issues on which to focus

10 Keys Issues

1. Town Square
2. Police and Fire
3. Collin College
4. Marketing
5. Festivals
6. Industrial Growth
7. Housing Development
8. Infrastructure
9. Logistical Advantage
10. Highway 380



Mission

-
- Provide visionary leadership for the Citizens of Farmersville – to assure excellence in infrastructures, facilities, and services; leading to orderly growth and a high quality of life.

Vision

- Farmersville seeks to build on its rich history of community connections and retain its small town feel while looking forward to a future of responsible commercial and residential growth and revitalization. The city strives to offer a variety of housing types and jobs built around a culture of an active, healthy, family-friendly lifestyle where residents have many natural area recreation opportunities in their day-to-day living.

I. Town Square

- Improve signage to promote wayfinding to square
- Create and maintain Form Based Code overlay
- Metrics
 - Transportation count
 - Track business turnover

II. Police and Fire

- Maintain ISO certifications
- Maintain public-safety answering point (9-1-1) with Collin County
- Metrics
 - Fire loss
 - Crime rate

III. Collin College

- Meet quarterly with College officials to ensure campus is on track
- Support Bond Program to build campus
- Support for campus with utility and street construction
- Proactively meet with college officials to support curriculum planning

IV. Marketing

- Incorporate Main Street Program for tiered marketing strategy and retail studies
- Secure membership in International Council for Shopping Center (ICSC)
- Promote tours/tourism

V. Festivals/Events

- Join festival associations - International Festivals & Events Association (IFEA)
- Promote Community Spirit Initiatives
 - Scenic City Program
 - Keep Texas Beautiful affiliate
 - Build on Main Street Program
- Metrics: Track event attendance

VI. Industrial Growth

- Network for Industrial Growth
 - Dallas Chamber of Commerce membership
 - Texas Economic Development Council (TEDC) membership
 - International Economic Development Council (IEDC) membership
- Identify spin-off potential from Plano, McKinney, and Greenville businesses.
- Ensure 4A and 4B training is in place
- Leverage benefit of TIRZ
- Support utility growth for business development
- Refine and tailor incentive package

VII. Infrastructure

- Promote wastewater growth
- Establish Fiber Optics Utility

VIII. Housing Development

- Examine Residential Housing Mix
- Retirement Community
- Mix-Use Development
- Multi-family units

IX. Logistical Advantage

- Support Loop Development
- Support Rail system for businesses
- Support Airport development and services for businesses
- Plan for and promote major highways in the region
- Promote Intermodal facilities
- Promote Gateway to Blue Ridge and Merit
- Secure Overnight Depots
- Establish Quiet Zones

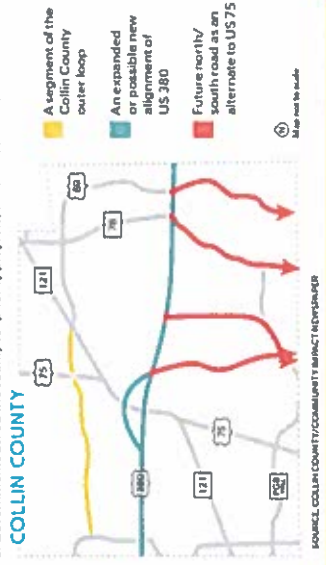
X. Highway 380

Future Possibilities of US 380 route around McKinney

- Proposed route for limited access roadway (LAR)
- Interaction with TxDOT and RTC (NCTCOG)
- Update Thoroughfare Plan



In November 2015, Texas voters approved Proposition 7, a constitutional amendment that diverts \$2.5 billion each fiscal year from the general sales and use tax revenue and dedicates 35 percent of motor vehicle sales tax revenue to the State Highway Fund. It is intended to provide funding for non-tolled roads and help reduce transportation-related debt. To have a better chance of receiving these funds, the North Central Texas Council of Governments asked the county for priority projects, which are shown below.



QUESTIONS?

City of Farmersville Strategic Plan 2016



Prepared by
Department of Urban Studies
Masters of Public Administration Program
University of Texas at Arlington
October 8th 2016
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Bob Hart

Introduction: Farmersville, a growing City. On October 8th the City Council of Farmersville Meet to discuss the future of the community. The City sees itself growing into a home rule city (5000 citizens) over the next 5 years and the need to address how to manage and mold the growth in a manner consistent with the values and vision of the City. While there is some division amongst the council in what the path to a successful city should look like; they all agreed that failure to manage growth would be disastrous for the City. The council worked hard to agree on 10 key issues on which to focus the City's efforts:

- I. Town Square
- II. Police and Fire
- III. Collin College
- IV. Marketing
- V. Festivals
- VI. Industrial growth
- VII. Infrastructure
- VIII. Housing Development
- IX. Logistical Advantage
- X. Rerouting of 380

The Council identified methods of tracking and improving these 10 key issues. This strategic plan report is intended to serve as a roadmap to assist in the planning and allocation of resources over the next few years in anticipation of expansion and growth.

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- X. Reroute of Hwy 380**

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Mission and Vision

Mission

Provide visionary leadership for the Citizens of Farmersville – to assure excellence in infrastructures, facilities, and services; leading to orderly growth and a high quality of life.

Vision

Farmersville seeks to build on its rich history of community connections and retain its small town feel while looking forward to a future of responsible commercial and residential growth and revitalization. The city strives to offer a variety of housing types and jobs built around a culture of an active, healthy, family-friendly lifestyle where residents have many natural area recreation opportunities in their day-to-day living.

I. Town Square

Downtown Farmersville is a unique, historical, and authentic regional destination that proudly offers diverse business, civic, cultural, preservation, recreational, and entertainment activities to professionals, consumers, residents and visitors of all ages, both day and night. This hidden gem at the City's heart needs revitalization as the city grows to maintain relevance and attractiveness to visitors and locals alike. Some of the goals for future growth and items identified as important to monitor the pulse of the square included.

- **Texas Main Street Program**

The City is a participant in the Texas Main Street Program. The program is administered by the Texas Historical Commission and provides assistance, training, and networking to assist communities in redeveloping and promoting their downtowns. The main street program should be incorporated into the overall strategy for community promotion and programs.

- **Improve signage to promote wayfinding to square.**

The Square lies just off Highway 380. Signage needs to be updated to promote travelers to stop and visit. The road leading to the Square needs to be enhanced to increase interest and advertise the value of visiting.

- **Activity Tracking via transportation and Connectivity**

Traffic census into and out of The Square can be used to identify and track overall usage of the Town Square. Counters can be placed to determine traffic patterns and direction; both of which can identify connectivity patterns.

- **Create and maintain Form Based Code District or overlay**

Creation of a Form Based Code District or overlay will insure that the square keeps its unique identity with respect to building facades. This code can also assist development near the Square to preserve the atmosphere of the City. Information on the codes can be obtained through the American Planning Association (and Texas Chapter) and the Congress for New Urbanism. The Main street program can also assist in this effort.

- **Track business turnover**

By tracking the turnover of businesses on the Square the City can track the overall health and wellbeing of Square. By identifying what businesses are successful in the Square the City can better recruit new entrepreneurs to the area. A sales tax report or analysis can be helpful in this regard.

II. Police and Fire

The City of Farmersville has a well-trained Police and volunteer Fire departments. They boast an ISO 2 certification and look to the future to continue in excellence. Police and Fire are the life blood of a city, they ensure the safety and security of a city. The perception of these two departments can make or break a growing city. In order to maintain and track the high standards that the City of Farmersville has achieved the council has identified several key areas to monitor.

- **Maintain ISO certifications**

It is imperative that the departments maintain the existing ISO certifications. This means that training and support must stay intact as the City of Farmersville grows.

- **Number of employees**

As the population of the city grows so must its Police and Fire personnel to maintain proper response rates. The City of Farmersville must anticipate this growth accordingly as these departments are typically the most budget intensive departments. The need for a paid firefighters must also be monitored as the city grows.

- **Track Fire loss**

Fire loss is a fundamental litmus test of the fire departments effectiveness. This is the metric that the council will be able to use when planning for future updates to the department.

- **Track Crime rate**

The crime rate in the city is what will influence if families and businesses will move into a region. This is also one measure to determine if a Police department is working effectively with the resources available. As the City of Farmersville grows this will be an important metric to watch.

- **Public Safety Answering Point (PSAP)**

With the growing threat of the county outsourcing 9-1-1 call centers to the cities, the City of Farmersville must be prepared to partner with surrounding cities to create a regional 9-1-1 center. Some resources for this are the State 9-1-1 commission and the National Emergency Number Association www.nena.org/?page=PSAP_Operations, NENA can assist local regions with policy and organizational information.

- **Code Enforcement**

Code enforcement enforces the desired image of the City. By ensuring that the citizens maintain their properties, code enforcement improves the appearance of a city; which in turn increases the property values of a city. The City of Farmersville currently uses the Police department for code enforcement. As the City grows it may be necessary to shift this function to a different department as the population grows.

III. Collin College

Coming in 2020 Collin College satellite facility will bring new and exciting opportunities to the City. The new college is anticipated to bring population and economic growth to the community. In order to maximize this new opportunity the City needs to solidify some key components with the college and plan to track this growth. Foremost City officials must support the upcoming bond election to build the campus. Further the City must be prepared to extend utilities and streets in a timely manner to meet the planned campus construction.

- **Curriculum**

The City of Farmersville in partnership with Collin Community College should pursue a dedicated curriculum beneficial to the area that makes the Farmersville branch a destination college.

- **Spur jobs and Economic Growth**

The City of Farmersville anticipates increased economic growth through this new partnership, with the added jobs related directly to the operations of the college and increased need for food and recreational opportunities for the students. This new growth needs to be monitored and controlled so that the 380 corridor does not become congested with undesired shops and businesses that do not reflect the City's image. A Form Based Code or overlay can help in this effort.

- **Number of students**

By keeping an accurate census of students the City of Farmersville can track the effectiveness of the partnership with the college and encourage retail development.

IV. Marketing

- **Tiered Marketing Strategy**

This approach can be conducted in phases that suit the city's current resources. The different stages of this marketing process will adjust with the previous marketing initiatives. Essentially this will allow for changes when ready. Having a tiered marketing strategy allows for goal setting in stages; all while working towards a long-term goal. So, strategic planning with the expected growth will highly rely on the tiered marketing strategy. Being able to identify the city as a brand is a vital part of the marketing strategy. The direction Farmersville chooses will dictate the types of marketing implemented.

- **Tours/Tourism**

Tourism can be an appropriate strategy for many communities/cities. Farmersville may benefit from the promotion of its most famous son Audie Murphy, and its proximity to Lake Lavon. The Chaparral Trail is certainly another opportunity on which the city can capitalize.

- **Retail (Retail Demographic)**

Farmersville Demographic Snapshot (2010)

- o Est. 3,301 people in 1,291 households
- o 62% owner-occupied; 37% renter
- o Median age: 35.6 (40.8) years
- o Median household income: \$41,869 (\$48,259)
- o Median gross rent \$693
- o Median house value \$103,642 (\$125,800)
- o Population growth
- o 1970 – 2311
- o 1990 – 2640
- o 2000 – 3118
- o 2010 – 3301

Retail demographics vary from Millennials to Baby Boomers. Revisiting the Farmersville citizen's survey will show the demographics with the city. Understanding what the potential target may become with the expected growth will allow time to prepare.

Collaborating with a Marketing firm will help in the transition process.

ICSC- The International Council for Shopping Center (icsc.org) is a good research tool for information on potential workshops and past research data conducted in similar fields. They also offer several conferences that may help contribute ideas and solutions to the expected growth of Farmersville.

V. Festivals/Events

- **Attendance at Events**

Accurately estimating program attendance in large, undefined areas is difficult. Yet attendance is an important factor in effective impact assessment and accountability reporting. A simple method, consisting of a combined activity count and exit poll, can be used to produce reasonable results with a measurable assurance of accuracy. Admittance tickets and Event Surveys would be one way to measure attendance accurately. Another way to measure attendance would be through sales tax tracking. Comparing Event days to non-event days allows for a general idea of any additional sales tax revenue.

Collaborating with local businesses will be key in this process. Keeping track of Volunteer hours will also help contribute to track activity during events.

- **Festival Associations (IFEA) International Festivals & Events Association**

Collaborating with associations is a way to capitalize on current events and activities.

IFEA is a non-profit organization filled with event-experienced staff. They can provide training, technical support, contacts, benefits and support for whatever the city may need help with concerning events. Creating a City Identifying Events like (Plano Balloon Festival, Grapevine Wine Fest) are all examples of what could be possible within reason. Associations like IFEA could most certainly help with brainstorming ideas.

- **Community Spirit Initiatives**

Creating community spirit initiatives to programs that already exist can help with awareness and growth. Engaging the Main Street Program has experienced a magnitude of success since 2000. Capitalizing on what the city is already doing well will only grow the program. Investing into existing programs allows the potential for substantial growth. Potentially offering grants to voluntary groups and clubs to help grow their organizations within the community.

VI. Industrial Growth

The City should review options for industrial growth with an emphasis on suppliers or sub-content businesses form major employers in Plano, McKinney, and Greenville. Limited distribution facilities may be an option as well. Assistance is available through Texas Economic Development Council (TEDC) and the International Economic Development Council (IEDC)

- **Tax Increment Reinvestment Zones (TIRZ)**

The City of Farmersville, Texas has established a Tax Increment Financing Reinvestment Zone (TIRZ) that is dedicated to increase tax revenue generated within the TIRZ zones. It will provide funds for public infrastructure to attract businesses to help accelerate development and redevelopment along the US 380 corridor. The TIRZ consists of approximately 3,065 acres compared to McKinney that has a Tax Increment Reinvestment Zones (TIRZ) for two prime areas in the city development and redevelopment, referred to as the Town Center TIRZ. The City of McKinney's prime land areas consist of approximately 950 acres within the historic Town Center along S.H. 5 from U.S. 380 to the Spur 399 / U.S. 75 interchange.

Farmersville investments in infrastructure, transportation, education and real-estate development will create a business atmosphere that will support retention and expansion of businesses. Farmersville attracting new businesses with planned investments will create a stronger and more productive economy. Farmersville planning department manages the City's long range plans and develops ordinances and policies that implement these plans, and manages land development applications. The mission is to shape the physical development of the City. The planners will work closely with land developers and builders to ensure careful and thoughtful compliance with all City codes, policies and

ordinances. In doing so, it will help to establish safe and attractive residential neighborhoods and businesses.

- **Incentives**

Farmersville's economic development is competing for new economic development projects and is competing to attract and retain business. Farmersville competition is further intensified using many variations of economic incentives to the potential business such as: tax incentives, investment capital, raw land, utility rate discounts. IEDC places significant attention on the various activities undertaken by economic development organizations to help them compete and sustain vibrant communities.

Farmersville use of community profiling and database templates to measure community assets versus basic comparison of neighboring Princeton community is an important aspect of economic development. Job creation, economic output, and increase in taxable basis are the most common incentive measurement tools." However, the reality is that economic developers do not typically create jobs, but facilitate the process for existing businesses and start-ups. Therefore, the economic developer must make sure that there are sufficient economic development programs in place to assist the businesses achieve their goals. Those types of incentives are usually policy-created and can be local, regional, statewide and national.

Farmersville is seeking to attract affluent retirees to their community. Still in its infancy, this industry generates billions of dollars in sales. It is responsible for a massive redistribution of wealth and income. Forecasted to experience rapid growth, this industry is expected to create new towns, stem and reverse the population declines in many rural

counties and communities, and add to the economic woes of major metropolitan areas that are losing their best citizens.

VII. Infrastructure

- **Fiber Optics**

For the city of Farmersville with the population of less than 4,000 utilizing the fiber optics at this stage would not be beneficial to the city. Exemplary cities are the city of Monticello in Minneapolis with the population of 10,000 where fiber optic utilization cost \$26 million. For a smaller city such as Farmersville, the cost benefit may not be substantial enough for them to take action.

The city of LaGrange GA is a good example where it could work, with the inclusion of fiber optics it brought more jobs and cheaper connectivity for cities. With this the manufacturer KIA came and brought 2500 new jobs. This could be a way to model for the city of Farmersville. When the growth initially comes. Farmersville right now is around 3400 people while the population of the city of LaGrange is upwards of 30,000. Nowadays companies are not moving to the Silicon Valley but they are moving to cities that have fiber optics outside of that area. Farmersville has the potential to be a hub due to its location. The city can also benefit from this fiber optics because they will bring jobs in the future. Farmersville is light years ahead of itself with fiber optics. Rushing to get it implement can be a detriment it should only be a way to get other companies into the area.

- **Waste Water**

Current land use within the City will have project changes in future land use over the next ten years, with population growth and specific capital improvements would be required to

support that population. The needs for water and wastewater facilities will be considered and whether storm water and related drainage and flood control facilities in Farmersville.

- **Capital Improvements**

The “Land Use Assumptions” will serve as the basis from which Commission will prepare a “Capital Improvements Plan” to ensure that the necessary infrastructure will be in place to meet the needs of a growing City.

VIII. Housing Development

Farmersville is seeking a cluster development home sites on one acre lots. The number of homes will cluster on the portion of available land. The land, which has been allocated to individual home sites will have protective open space with flexibility per land area allowing some incentive-based ordinances for development. The local ordinances and regulations will be updated to facilitate building conservation development subdivisions. Road frontages, lot size, sewer, fiber optics and other traditional regulations defined to permit the preservation of environmentally sensitive areas, rural architecture, historical sites, and other unique characteristics of the parcel of land being developed.

- **Residential/Housing Mix**

- **Retirement Community**

There is a new, retirement migration growth industry in America today. By the year 2050, per the U.S. Census Bureau, approximately 1 in every 4 Americans will be 65 years of age or older, creating an affluent group of retirees with financial benefits, including Social Security, military benefits, and pension plans. With an average life expectancy of between 75 and 83 years, this is a significant population group. Retirees bring expendable income into their communities. A retirement community can increase the tax base and are "positive" taxpayers, using fewer services than they pay for through taxes. For example, they pay taxes to school districts but do not send children there. Farmersville can benefit from retiree's assets, local investment in banking institutions, which will be expanding the local deposit base that can be used for commercial and industrial financing.

○ **Mix-Use Development**

Farmersville municipality permitting mixed-use development will add a special mixed-use zoning district by applying an existing planned development, planned unit development, or planned community designation. These developments can create a vertical use that vary from one floor to another in a building. The example is the apartment above a storefront.

At other times, the mixture is horizontal side-by-side storefront bays in the same building include office and retail. For the municipality, adding commercial to a residential development offers the prospect of elevated sales and property taxes.

IX. Logistical Advantage

- **Support Loop Development**

The City of Farmersville is located in Collin County which ranks as one of the top growth areas in Texas and the United States. Collin County conducted the Outer Loop Alignment Study to develop various alignments within and along a 3,000-foot-wide corridor. This study includes 5 segments: U.S. 75 to S.H. 121 (in Melissa), FM 6 to Rockwall County line, Dallas North Tollway to U.S. 75, U.S. 380 to FM 6, and S.H. 121 to U.S. 380 (Farmersville). A report is available at the Collin County website, <http://www.co.collin.tx.us>. The North Central Texas Council of Governments (NCTCOG) conducted the Regional Outer Loop Corridor Feasibility Study. The purpose was to evaluate the need, feasibility and potential location for an outer loop to enhance circumferential mobility around the Dallas-Fort Worth region. The final report can be viewed at: <http://www.nctcog.org/trans/spd/roadway/oloop/index.asp>.

- **Rails**

Farmersville has access to the Kansas City Rail Line which is one of three of the nation's Class I Railroads in the DFW area: BNSF Railway, Kansas City Southern, and Union Pacific Railroad. With several short-line railroads in the region including the Dallas, Garland, and Northeastern Railroad and the Fort Worth and Western Railroad, these rail lines combine to serve all 48 contiguous states, Alaska, Canada, and Mexico, and they work cooperatively with trucking firms and ocean shippers to expedite intermodal freight movements.

- **Airports**

The City of Farmersville is located near 3 airports: Dallas/Fort Worth International (International), Dallas Love Field (Regional), and McKinney (Municipal). These airports connect the City of Farmersville to global markets. According to NCTCOG, aviation facilities provide economic development opportunities, the ability to engage in business activities related to aviation and the movement of cargo, and leisure and tourism opportunities throughout the world. These airports can serve as a nonconventional inland port system, providing global access and enhancing the Farmersville's economy.

- **Major Highways**

Not only strategically located at intersection of two major highways (United States Highway 380 and Texas State Highway 78), Farmersville is 35 miles northeast of Dallas, 15 miles east of McKinney, and 15 miles west of Greenville. SH 78 connects Farmersville to Dallas, and US380 connects Farmersville to the east of Greenville and to the west of McKinney and the west of the DFW Metroplex.

Traffic counts in 2015 show 7,308 vehicles travel SH78 north of US 380 and 13,568 vehicles travel US 380 past SH 78 toward Greenville. These two highways intersect in the southwest corner of Farmersville with a recently upgraded highway interchange. SH 78 is currently a two lane undivided road with a paved shoulder. US 380 is similarly constructed on the east side of the intersection with Raymond St as a two lane divided arterial with paved shoulders. However, on the

west side of the intersection with Raymond, US 380 is a four lane divided road.

Improvements are planned for the remainder of Highway 380.

- **Intermodal**

Farmersville has elements that are necessary for a successful intermodal hub. It has access to rail, major roadway facilities, available land, and local support.

Farmersville site at the intersection of the proposed Regional Outer Loop and the KCS rail line, and scores the best in the site selection matrix. According to Collin County, the county can move forward and partner with the City of Farmersville to create a logistics business park that could grow to be an intermodal hub.

Moreover, the North East Texas Rural Rail Transportation District and the North Central Texas Council of Governments brought forward the concept of an intermodal facility at the intersection of the regional outer loop and the KCS rail line. Farmersville was the chosen location for the logistics hub. The study can be viewed at the Collin County website, <http://www.co.collin.tx.us>.

- **Gateway to Blue Ridge and Merit**

Farmersville is 10 miles southern of Blue Ridge and 7 miles southwestern of Merit. Farmersville has a plan to establish gateways into the central area along US 380 and SH 78 to bring visitors into the central area and to tie these areas together with the hub of the city. In doing so, it will help businesses in Farmersville.

- **Overnight Depots**

Farmersville has potential to be a successful intermodal hub. It has good logistics infrastructure and transportation and desired location that provide easy access to

national and international markets. The city may build overnight depots to make Farmersville a distribution center.

- **Quiet Zones**

Quiet Zones reduce noise levels for communities while the same level of safety for automotive traffic is maintained to compensate for the absence of the train horn. While there are several criteria for a crossing to be designated as a Quiet Zone, some of the most common are gates, flashing, lights, signage, power out indicators 1½ mile from the nearest crossing not designated as a Quiet Zone, and medians. To qualify one or more of their crossings as a Quiet Zone, community should consult the Federal Railroad Administration (FRA) for guidance on the quiet zone creation process. Appropriate safety measures needed to maintain the adequate safety standards for quiet zone establishment can be viewed at <http://www.fra.dot.gov/>.

In addition, Quiet Zone applications are complex and require technical assistance. Many cities use Robert Albritton, CEO Quite Zone Technology, LLC, 7471 Benbrook Pkwy, Benbrook, TX 76126, (817) 820-6350.

X. Reroute of HWY 380

- **Future Possibilities of US 380 route around McKinney**

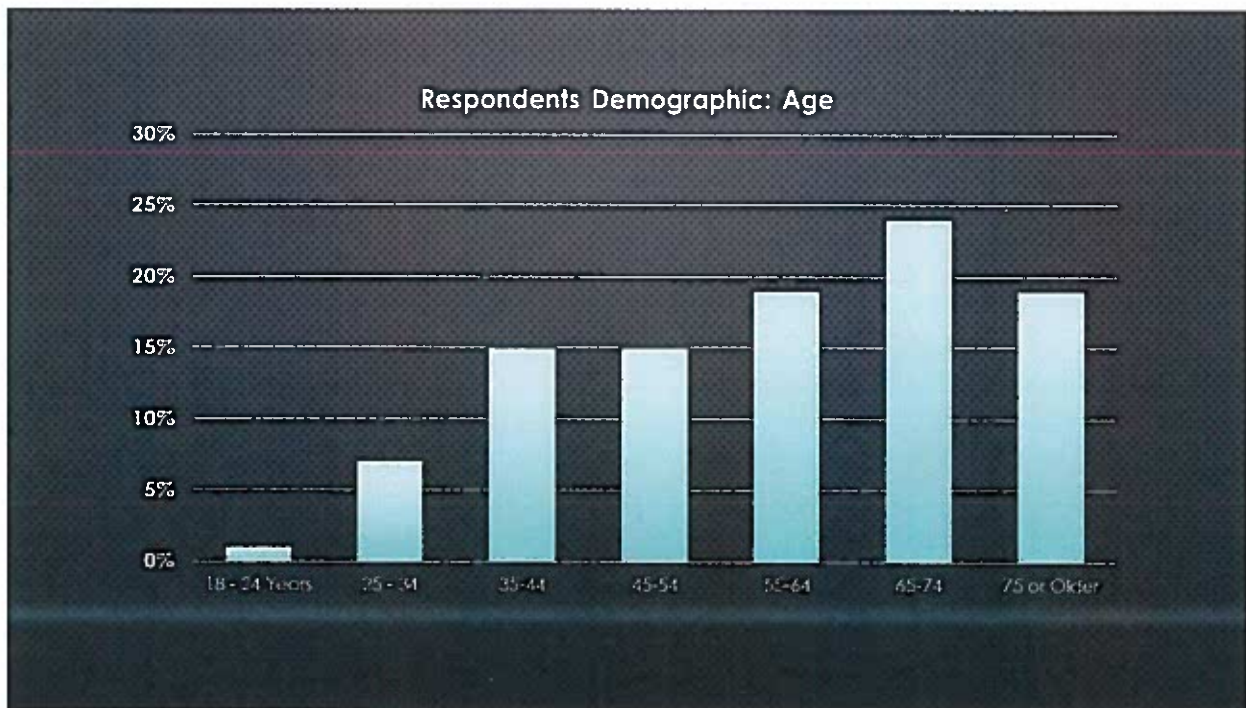
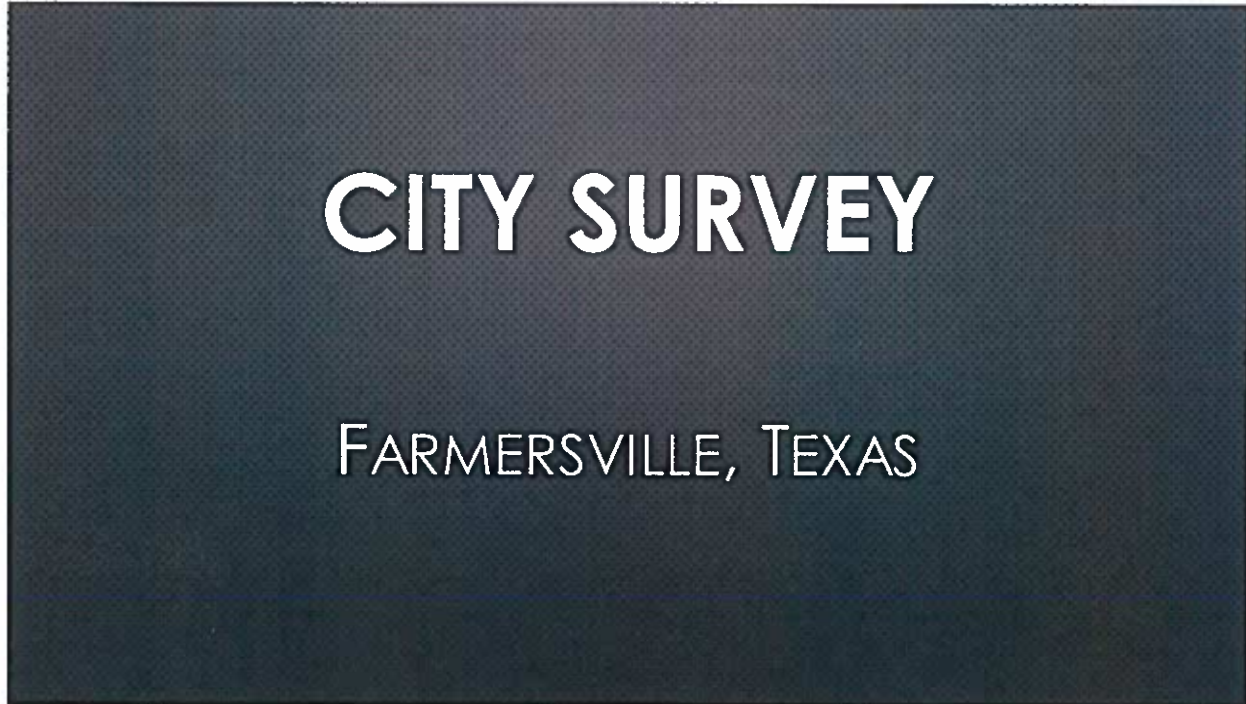
County officials have looked at possibilities for US 380 and found that officials in McKinney were concerned that there might not be enough available right-of-way to turn US 380 into a limited access roadway. In order to turn the road into a limited access roadway, officials anticipate the need for 300 feet of right-of-way on each side. The right-of-way in some spots of US 380 is less than 150 feet total. To eliminate this concern, county officials have a plan that will include a US 380 bypass route just north of McKinney, which would not only allow the roadway to be expanded, but would also solve the issue of limited right-of-way. At this time, TxDOT is preparing to take a look at the scope of the project to evaluate existing and alternative routes, including the potential northern “loop” around the central part of McKinney where right-of-way is limited.

- **Update Thoroughfare Plan**

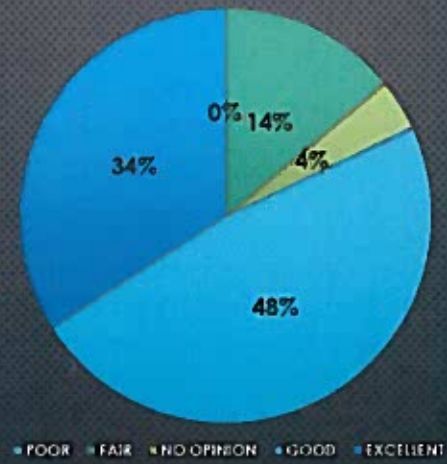
Farmersville aims to provide safe and efficient movement using a network of streets that complement land uses. The city also desires the transportation system to be both livable and sustainable by treating the public streets as part of the urban fabric of the city. The transportation system should also accommodate multiple modes of transportation so that residents have choices in how they get around the city.

Appendices

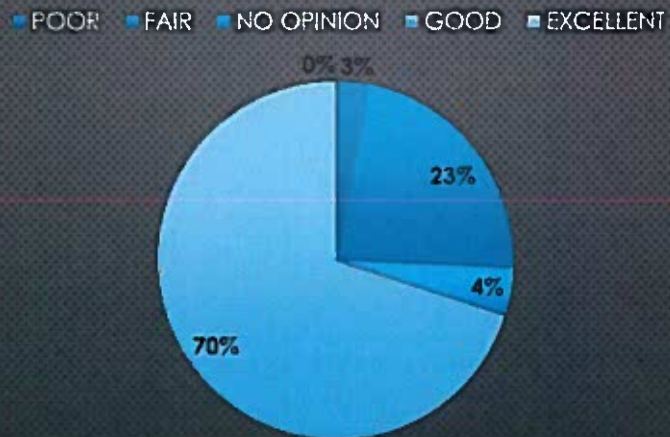
A. Citizen Survey

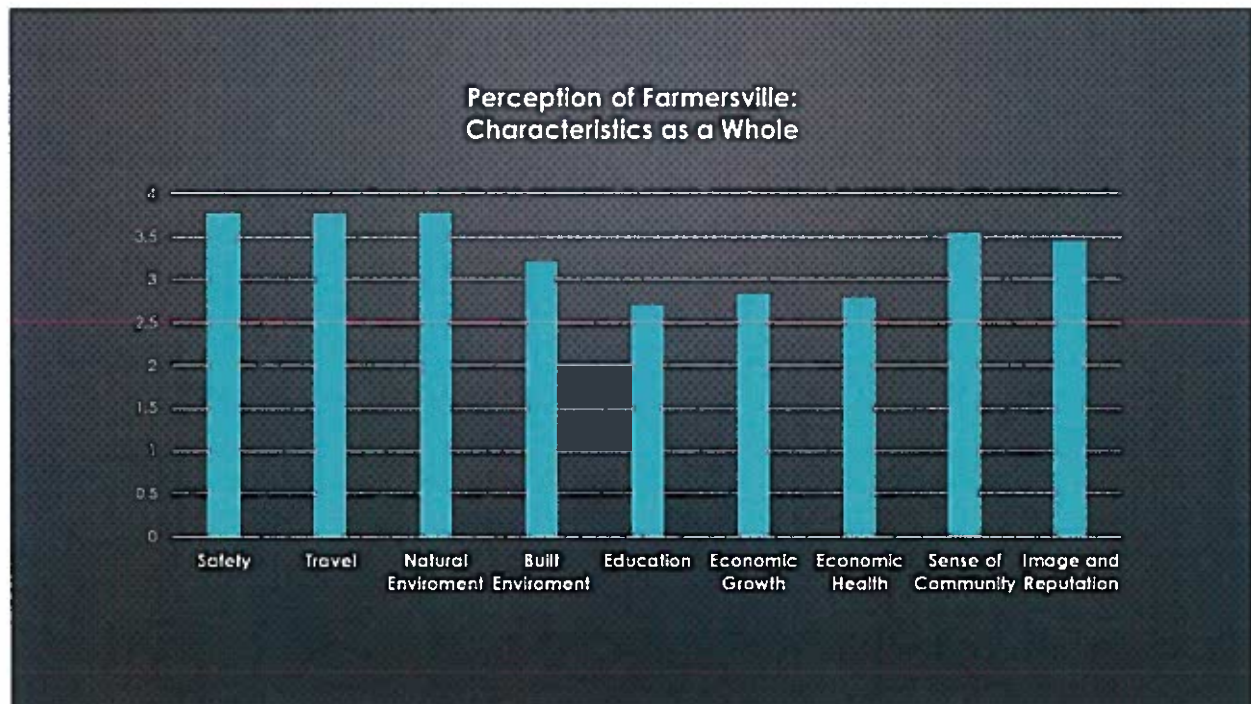
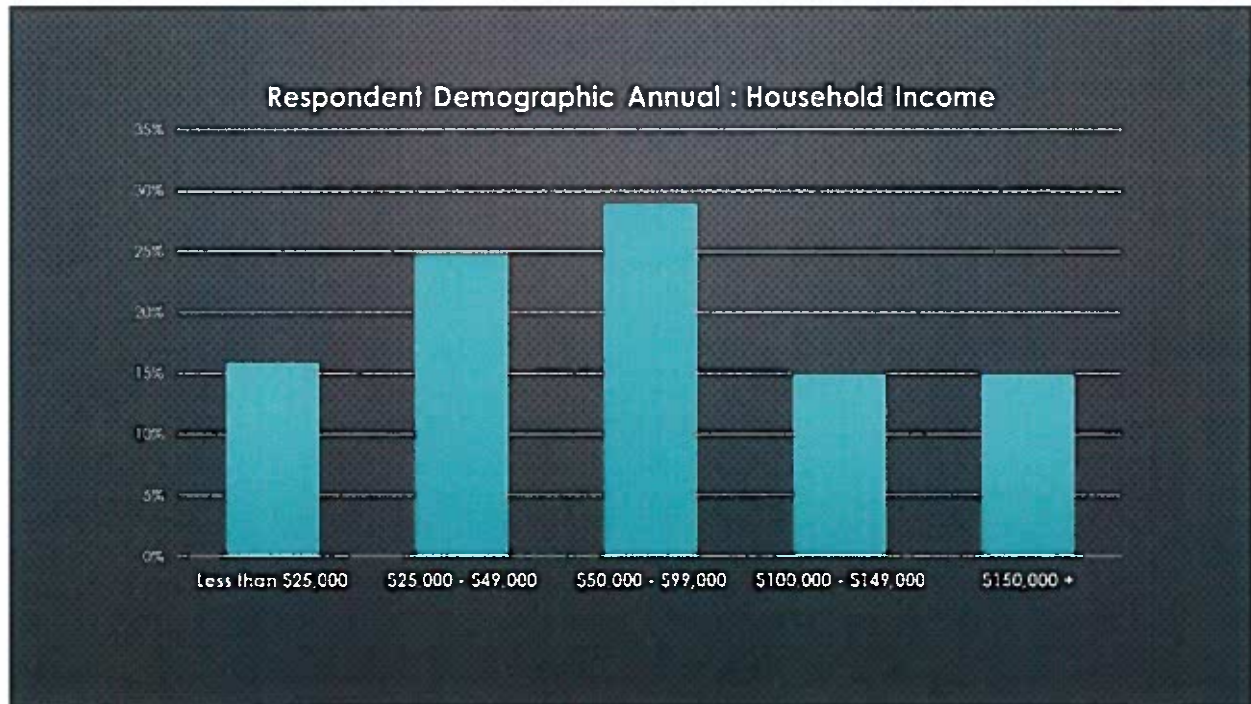


Farmersville as a Place to live

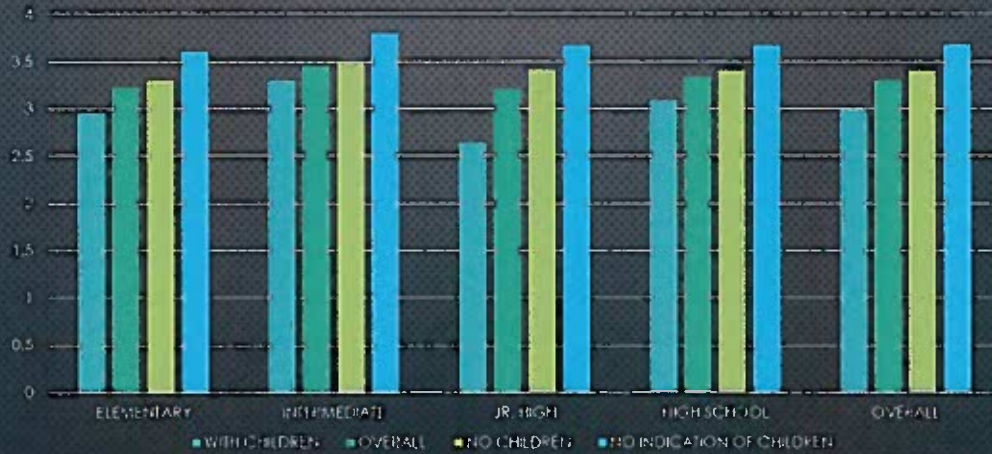


Overall Quality of Life

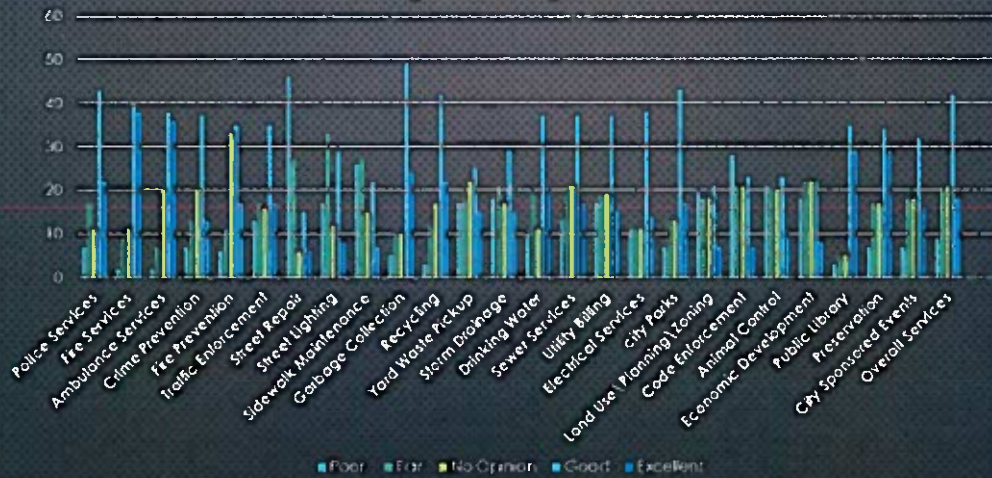


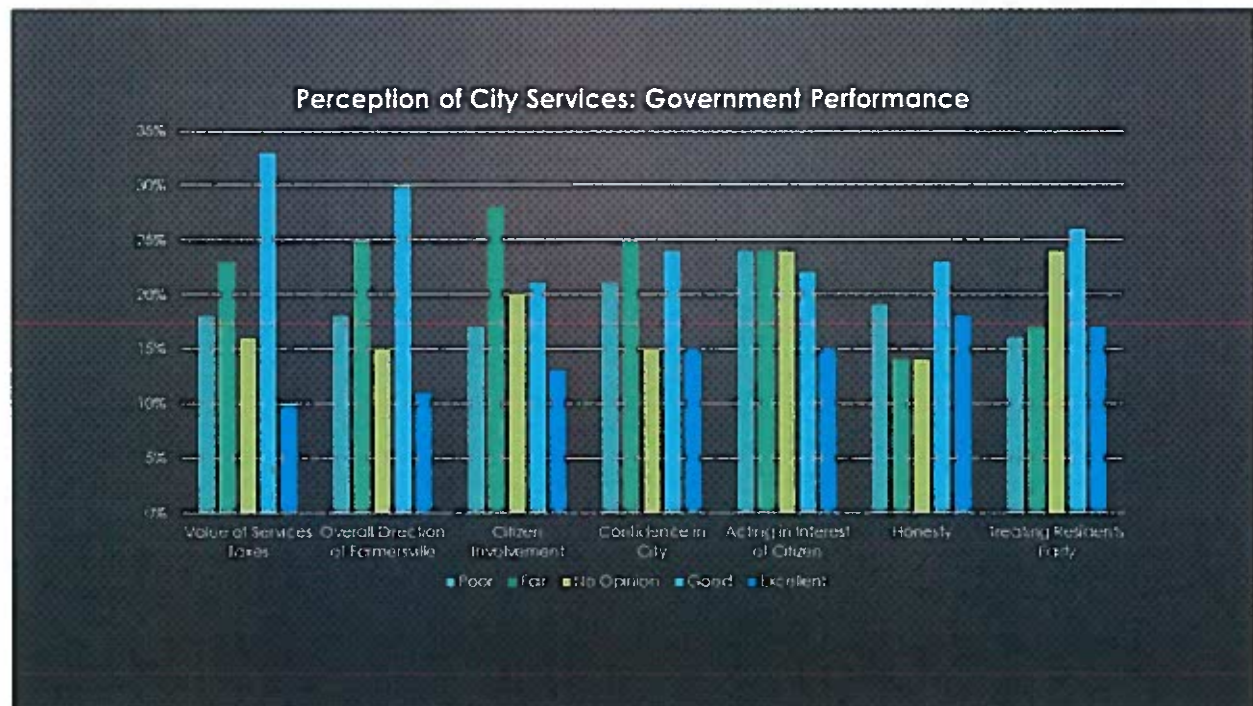
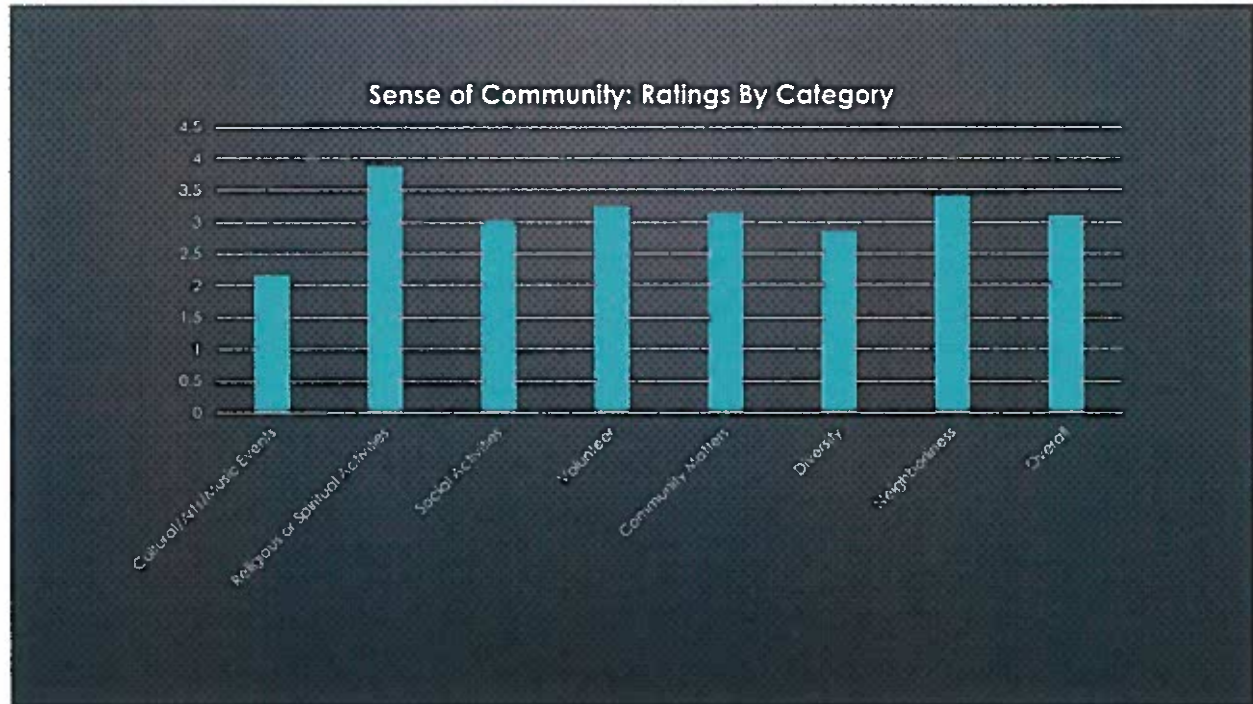


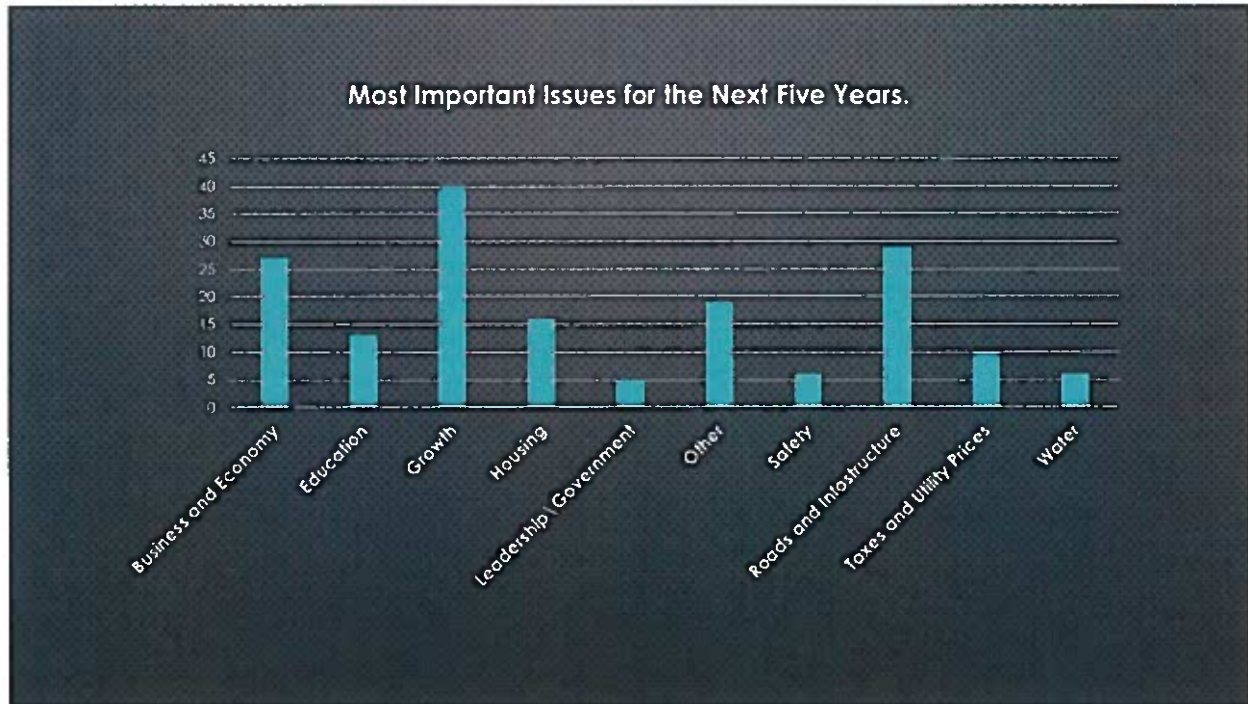
OVERALL SCHOOL RATING



Perception of City Services







B. Strategic Plan Survey

We are graduate students with the University of Texas Arlington Masters of Public Administration program. We have been asked by City Manager Ben White to act as consultants for the City of Farmersville to create the new city strategic plan. In order to assist the city we must first learn more about the area, its current position, as well as how the community leaders feel about the direction and opportunities available. This is where you can help! We will be contacting community leaders over the next week via phone and email. By responding to this brief survey you can provide us with much needed information on your vision for the City of Farmersville, which we will compile with other community leaders like yourself to present to the City Council early next month.

Your information will be kept confidential and used only to build our data base; which will be used to present the best plan for the future of the city. Feel free to

add any additional information you feel might give us a better picture of your fair city.

1. What would you say is a unique or identifying aspect of the City of Farmersville?
2. Looking back over the past 5 years, identify something you would consider a success for the City of Farmersville. What could the city do to replicate that success?
3. Identify a major change that you would like to see in the city. Please explain how this change would improve the City of Farmersville and the citizens this change would most affect.
4. Where do you see the City of Farmersville in the next 3 years? 5 years? 20 years? How does this compare to where you would like the city to be in the same period?
5. Identify areas of concern for the City of Farmersville; what could stand in the way of future progress within the city?

Thank you for your input; we will use your information to present areas of improvement and growth to the council. If you would like to get in touch with one of us to provide additional information or learn more about us you can contact us by email at:

Bobby Ritzhaupt: bobby.ritzhaupt@mavs.uta.edu

Lorri Dotson: lorri.dotson@mavs.uta.edu

Onochie Onyegbule: onochie.onyegbule@mavs.uta.edu

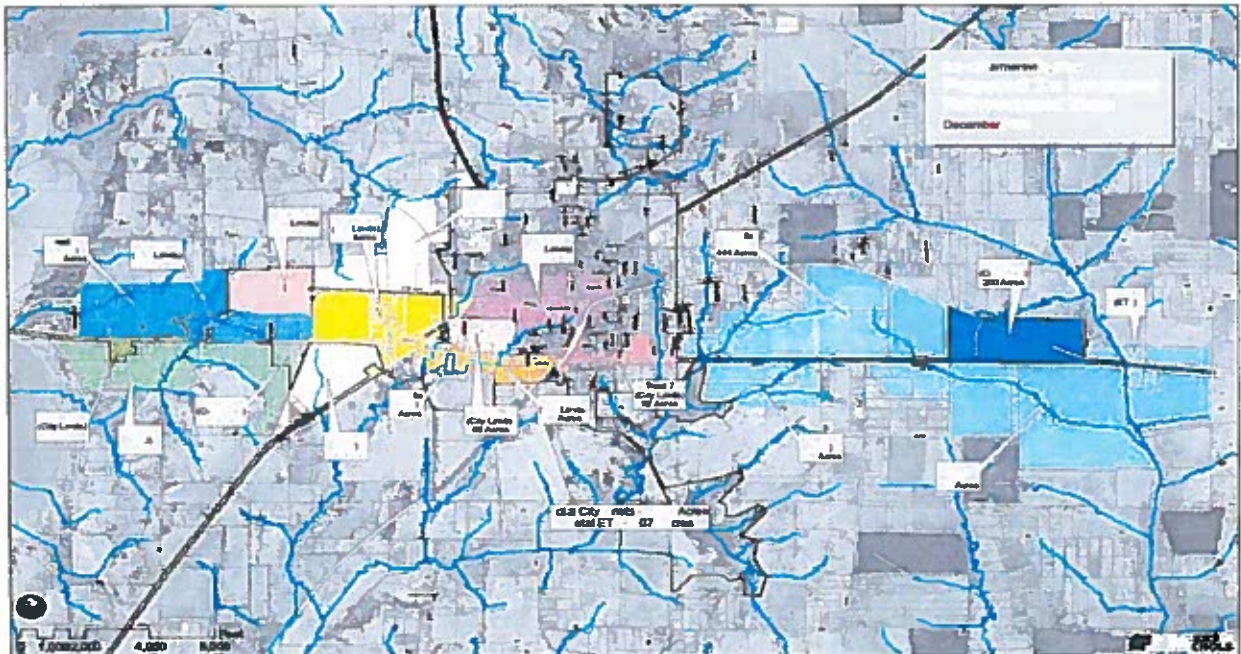
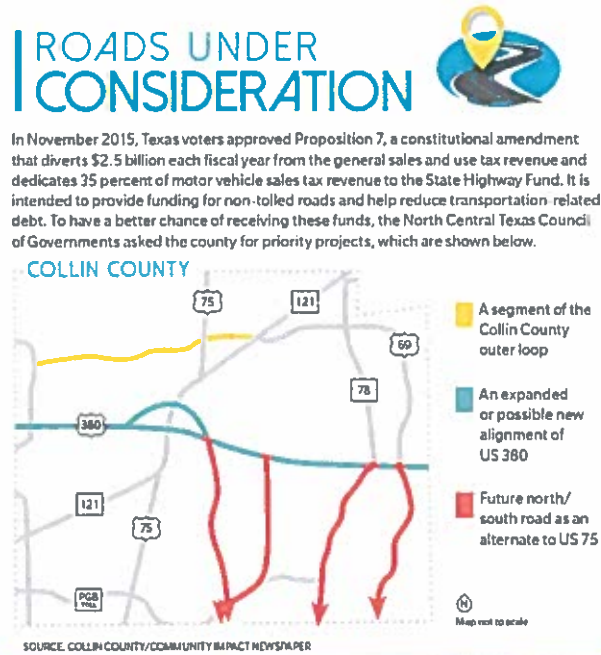
Sithiphan Siriphakdee: sithiphan.siriphakdee@mavs.uta.edu

Juan Vallejo: juan.vallejo@mavs.uta.edu

Farmersville

Discover a Texas Treasure

C. Maps



D. Meeting notes

- **Town Square**
 - Activity (Transportation/connectivity)
 - Business Turnover
 - Downtown Code-overlay
 - Signage
- **PD/Fire**
 - # of Employees
 - ISO
 - Fire loss
 - Crime rate
 - PSAP
 - Code enforcement
- **Collin College**
 - 2020 deadline 2018 building start
 - Curriculum
 - Electric and street growth
 - Spur jobs and economic growth
 - Cultivating Relationships
- **Marketing:**
 - Multi-level Marketing Plan
 - Tiered Marketing Strategy
 - Tours
- **Retail (Retail Demographic)**
 - Sales Tax tracking
 - Attendance @ Events (tourism research)
 - ICSC- Website International Council for Shopping Center
- **For Festivals/Events:**
 - Attendance at events
 - Vol hours
 - South Lake Model
 - Community Spirit Initiatives
 - Engaging Main St.
 - Festival Associations
 - International Associations
 - City Identifying Events (Plano Balloon Festival, Grapevine Wine Fest)
- **Fiber Optic**
 - Possible Utility
 - Highway 360
 - # of Connections
 - Greenville, TX
 - LaGrange, GA
 - Intelligent Community Forum

- State law in regards to city use as a utility
- **Infrastructure Financing**
 - Cost Participation
 - Impact Fee
 - # of Customers/Density
 - A&P
 - CIP (Capital Impact Plan)
 - Tx Public Power Assoc
 - Electric Reliability
 - TX Water Development
 - I&I Rate (Infrastructure Inflow)
 - TCED (EPA)
- **Industrial Growth**
 - Land Availability
 - Jobs Created
 - Sales Tax Created
 - Property Tax
 - Square-Footage Growth
 - Incentive Review
- **Lack of Residential/Housing Mix**
 - Retirement Community Association
 - Elderly Housing
 - Form-Based
 - Mix-Use Development
- **Residential Development**
 - New Permits Issued
 - Tax Base
 - # of Students
 - Identify Land Available
 - Residential Meters
 - Quality of Homes
 - Best Mix of High/Low Density Development
 - Blight
 - (Texas A&M Real Estate Research)
- **Logistical Advantage**
 - Support loop development
 - Rail
 - Airport
 - 5 major highways
 - Intermodal

- Regional traffic patterns
- Gateway to Blue Ridge and Merit
- Overnight depots
- Quiet Zones
- **Reroute of Highway 380**
 - County Transportation Communication
 - RTC
 - TxDOT
 - Update Thoroughfare Plan

Agenda Section	Regular Agenda
Section Number	V.B
Subject	Consider, discuss, and act upon Resolution # R-2016-1215-001 for authorizing the submission of a community development block grant application to the Texas Department of Agriculture for the Community Development Fund.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	Resolution #R-2016-1215-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2016-1215-001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City of Farmersville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low/moderate income; and

WHEREAS, certain conditions exist within the community which represent a potential risk to the public health and safety;

WHEREAS, it is necessary and in the best interests of the City of Farmersville to apply for funding under the 2017-2018 Texas Community Development Block Grant Program.

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

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

Section 2. A Community Development Block Grant application is hereby authorized to be filed with the Texas Department of Agriculture for funding consideration under the Community Development Fund;

Section 3. The application be for up to \$275,000 of grant funds to carry out street improvements and upgrades in the City of Farmersville;

Section 4. Minimum matching funds in the amount of \$41,250 in cash are committed by the City of Farmersville from the public works fund toward the application activities;

Section 5. All funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements; and

Section 6. The City Manager is designated as the Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and participation in the Community Development Block Grant Program.

DULY PASSED AND APPROVED by the City Council of the City of Farmersville, Texas on this the 15th day of December, 2016.

APPROVED:

Diane C. Piwko, Mayor

ATTEST:

Paula Jackson, Interim City Secretary

Agenda Section	Regular Agenda
Section Number	V.C
Subject	Consider, discuss, and act upon a Resolution #R-2016-1215-002 to adopt Tax Abatement Guidelines and Criteria.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	Resolution #R-2016-1215-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2016-1215-002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, RENEWING AND EXTENDING THE TAX ABATEMENT GUIDELINES AND CRITERIA ADOPTED ON OR ABOUT MARCH 25, 2014; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

WHEREAS, Chapter 312 of the Texas Tax Code authorizes the City of Farmersville, Texas, to participate in tax abatement agreements; and

WHEREAS, the City of Farmersville, Texas, has previously elected to participate in tax abatement agreements pursuant to Chapter 312 of the Texas Tax Code, as amended, and intends to continue to participate in said tax abatements; and

WHEREAS, the City of Farmersville, Texas, will, on a case-by-case basis, give consideration to the granting of property tax incentives to eligible commercial, and industrial development projects; and

WHEREAS, the City of Farmersville, Texas, previously adopted Tax Abatement Guidelines and Criteria on or about March 25, 2014, to provide a guide for the evaluation of requested tax abatements; and

WHEREAS, the previously adopted Tax Abatement Guidelines and Criteria expired two years after its adoption; and

WHEREAS, the City Council of the City of Farmersville, Texas, is of the opinion that the Tax Abatement Guidelines and Criteria that was adopted in March, 2014, a copy of which is attached hereto as Exhibit A, should be renewed and extended without interruption for an additional time period.

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

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

Section 2. The City Council hereby renews extends and renews the "City of Farmersville, Texas, Tax Abatement Guidelines and Criteria" attached hereto as Exhibit A. These adopted guidelines and criteria are effective for two (2) years until December 15, 2018.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Resolution are

severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionally shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentences, paragraph or section.

Section 4. This Resolution shall take effective immediately upon its passage.

DULY PASSED AND RESOLVED, by the City Council of the City of Farmersville, Texas on this 15th day of December, 2016

APPROVED:

Diane C. Piwko, Mayor

ATTEST:

Paula Jackson, Interim City Secretary

Exhibit A

City of Farmersville, Texas Tax Abatement Guidelines and Criteria COMMERCIAL/INDUSTRIAL AREAS

Effective March 25, 2014

Renewed and Extended December 15, 2016

I. GENERAL PURPOSE AND OBJECTIVES

The City of Farmersville is committed to the promotion of high quality development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the City of Farmersville will, on a case by case basis, give consideration to providing tax abatement as a stimulus for economic development in Farmersville.

It is the policy of the City of Farmersville that said consideration will be provided in accordance with the procedures and criteria outlined in this document. According to Texas law, Property and Redevelopment and Tax Abatement Act, Texas Tax Code, Chapter 312, the City of Farmersville may grant a tax abatement on the increment in value added to a particular property for a specific development proposal which meets the economic goals and objectives of the City

The tax abatement shall not apply to any portion of the inventory, land value, or supplies of the project. Tax abatement may be offered on Improvements to real property owned by the applicant and/or on new personal property brought to the site by the applicant. Tax abatement will not ordinarily be considered for projects that would be developed without such incentives unless it can be demonstrated that higher development standards or other development and community goals will be achieved through the use of the abatement. Projects that are developed Involving leased real property shall be governed under special terms and conditions, which may be set forth in the agreement governing specific tax abatements.

Nothing herein shall imply or suggest that the City of Farmersville is under any obligation to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis after approval of submitted application.

II. CRITERIA FOR TAX ABATEMENT

Any request for tax abatement shall be reviewed by the City Council. The Council's considerations shall be based upon a subjective evaluation of the following criteria which each applicant must address in narrative format in the Application for Tax Abatement and the Tax Abatement Questionnaire.

- A. A breakdown of types and numbers of jobs along with total annual payroll.
- B. A summary of real and personal property value added to the tax roll; direct sales tax generated from purchases by the applicant; community and applicant investment in Infrastructure; projected annual facility budget; whether or not the applicant proposes new construction, rehab or reuse of existing facilities, or some combination. This information must be provided in sufficient detail to accommodate an analysis of the fiscal impact on the community.
- C. A summary of the relocation of employees and projections of employment from the local or regional labor market including any plans for the enhancement of locally hired job skills and the resultant wage earnings capacity.
- D. Description of the project's environmental impacts from operation including impacts to air, water, and noise.

III. VALUE OF INCENTIVES

The subjective criteria outlined in SECTION II will be used by the City Council in determining whether or not it is in the best interests of the taxing entity to offer tax abatement to a particular applicant. Specific considerations will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project.

Once a determination has been made that tax abatement should be offered, the value and term of the abatement will be determined by referencing the following table:

INCREASED VALUE OF OF STRUCTURE, PERSONAL PROPERTY, AND VALUE OF ANNUAL PAYROLL	YEARS OF ABATEMENT	PERCENT OF ABATEMENT
\$5,000,001 - \$20,000,000	5	50

\$2,000,001 - \$5,000,000	4	50
\$500,000 - \$2,000,000	3	50

An additional number of years of abatement or an increased percentage of abatement may be granted to a project, subject to negotiation with the City, if the applicant meets one (1) or all of the following criteria:

- A. The applicant is an existing business in the City of Farmersville which is expanding its operation; for these expansions, the City Council may also choose to consider a tax abatement based on threshold values of new structures, personal property, and the value of annual payroll that are fifty (50) percent of the values listed in the chart above;
- B. The applicant presents a plan consistent with that established by the equal Employment Opportunity Commission for the local hiring of the disadvantaged and under-employed persons in Farmersville; and/or
- C. The applicant meets certain unique circumstances as specified in the tax abatement agreement.

Tax abatement shall become effective January 1 of the calendar year immediately following the issuance of a certificate of occupancy; however the City may delay the first year of tax abatement until January 1 of the second calendar year immediately following the issuance of a certificate of occupancy when deemed appropriate.

IV. PRELIMINARY APPLICATION STEPS

- A. Applicant shall complete the City of Farmersville Tax Abatement Questionnaire which shall be considered by the City Council as the basis for granting tax abatement and which shall be used in the preparation for any subsequent Tax Abatement Agreement.
- B. Applicant shall address all criteria questions outlined in SECTION II, above, in narrative format.
- C. Applicant shall provide a plat, site plan or map showing the precise location of the property, all roadways and existing zoning within five hundred feet (500') of the site.
- D. If the property is described by metes and bounds, a complete legal description shall be provided.
- E. Applicant shall complete and submit all forms and information detailed in items A through E above to the City Manager, City of Farmersville, 205 South Main Street, Farmersville, TX 75442.

V. APPLICATION REVIEW STEPS

- A. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.
- B. The application package will be distributed to the appropriate City departments for internal review and comments. Additional information may be requested as needed.
- C. Copies of the complete application package and staff comments will be provided to the City Council

VI. CONSIDERATION OF THE APPLICATION

- A. The City Council may consider a resolution calling for a public hearing to consider establishment of a tax abatement zone.
- B. The City Council may hold the public hearing and determine whether the project is feasible and practical and would be of benefit to the land to be included in the zone and to the municipality."
- C. The City Council may consider adoption of an ordinance designating the area described in the legal description of the proposed project as a commercial/industrial tax abatement zone with approval requiring a majority vote at a regularly scheduled meeting.
- D. The City Council shall request that the governing bodies of Collin County and Collin County Community College District consider adoption of and participation in the tax abatement agreement between the City of Farmersville and the applicant.

VII. AMENDMENTS TO THIS POLICY STATEMENT

The policy statement adopted herein shall not be amended or repealed except by three-fourths ($\frac{3}{4}$) vote of the City Council.

VIII. EFFECTIVE DATE

The policy statement adopted herein became effective as of March 25, 2014, and shall be and remain effective through December 15, 2018, unless otherwise repealed by a three-fourths ($\frac{3}{4}$) vote of the City Council.

TIME LINE GRANTING TAX ABATEMENT

DATE	ACTION TO BE TAKEN
<i>Initial presentation</i>	<i>Council to consider terms of Tax Abatement Agreement</i>
<i>Council Meeting</i>	<i>Adopt Resolution # XX Calling for Public Hearing to consider adopting reinvestment zone for the granting of a tax abatement. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 14 days prior to Public Hearing</i>	<i>Send Notice of Public Hearing to Farmersville Times for publication at least 7 days prior to hearing. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 10 days prior to Public Hearing</i>	<i>Send letters with notice at least 7 days prior to hearing to all taxing entities (F.I.S.D., Collin County Commissioners, and Collin Co Community College District) that City of Farmersville is considering establishing a reinvestment zone for the purpose of granting tax abatement. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Public Hearing and, if desired, Adoption of Reinvestment Zone</i>	<i>Public Hearing regarding the adoption of Reinvestment Zone for Tax Abatement. Adoption of Resolution creating Reinvestment Zone may be done at this time. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 10 days prior to adoption of Abatement Agreement at a regularly scheduled Council meeting</i>	<i>Send Notice of Intent to Execute Tax Abatement Agreement to all taxing entities along with Agreement at least 7 days prior to adoption.</i>
<i>Council Meeting (regularly scheduled)</i>	<i>Adoption of Ordinance for Tax Abatement Agreement</i>
<i>ASAP after adoption</i>	<i>Executed Ordinance and Agreement is forwarded to Collin County Commissioners Court via registered mail and to Collin County CCD via registered mail. Give attention to which has the earliest regularly scheduled meeting.</i>
<i>Collin County Commissioner's Court meeting</i>	<i>Collin County considers for adoption Tax Abatement on same terms as granted by City of Farmersville</i>
<i>Collin College Trustee meeting</i>	<i>Collin College District considers for adoption Tax Abatement on same terms as granted by City of Farmersville</i>
<i>On completion of improvements</i>	<i>Tour of facilities so that Certification of Completion may be issued. Certificate is attached to Ordinance and Agreement and forwarded to Central Appraisal District of Collin County.</i>
<i>January 1 of year following execution of abatement</i>	<i>Entity applies to Central Appraisal District of Collin County for property tax abatement exemption. Deadline Is May 1. To be renewed, application must be filed in each of the abatement's terms. Send courtesy letter reminding entity of same.</i>
<i>Date to be determined</i>	<i>File Tax Abatement Zone with TX Department of Economic Development</i>
<i>March 31 of following year</i>	<i>City to report reinvestment zone to Comptroller of Public Accts.</i>

CITY OF FARMERSVILLE

TAX ABATEMENT QUESTIONNAIRE

1. Name, title, address, telephone and fax number of entity applying for tax abatement:

This entity is referred to as the "applicant" of the project for the remainder of this questionnaire.

2. Name, title, address, telephone and fax number of applicant's representative:

3. Form of organization of applicant (check one):

☐ corporation ☐ sole proprietorship ☐ other
☐ partnership ☐ joint venture

4. Location of property/project, street address:
(attach map, site plan, or plat)

5. Project Site:

(a) Indicate approximate acreage of land and square feet of buildings to be constructed and/or renovated;

(b) Identify existing buildings or structures;

(c) Identify present use of project site; and

(d) Identify current ownership of project site.

6. If the applicant is not the owner of the project site, does the applicant lease or intend to lease the project site or any buildings on the site?
7. Does the project include the construction of any new buildings?
If yes, indicate the number, square footage, type and estimated construction cost.
8. Describe the expansion, addition or renovation of any existing buildings including the square footage and estimated construction cost.
9. Describe the intended use or type of business to be conducted on the project site.
10. If any portion of the project site is available for lease, indicate the total square footage of available lease space, the amount of square footage under lease to any tenant or proposed tenant, and the use or type of business to be conducted by such tenants.
11. Has construction work begun on this project?
If yes, indicate the percentage of completion:
12. Indicate average daily consumption of water, as well as the peak demand in gallons per minute, and the time of day and length of time peak demand requirements need to be met.
13. Indicate average daily discharge of wastewater, as well as the peak flow in gallons per minute and the time of day and length of time peak demand requirements need to be met. Also provide a chemical analysis of wastewater.
14. Describe any public infrastructure improvements needed to serve the project site including streets, water, sewer, or other City services.
15. Indicate the number and type of jobs to be created as well as the proposed annual payroll.

16. State the estimated value of tangible personal property to be added to the project site:
 - (a) Furniture and fixtures: \$
 - (b) Machinery and equipment: \$
 - (c) Inventory: \$
 - (d) Supplies: \$
 - (e) Fixed assets: \$
 - (f) Other: \$
17. Indicate the length of time and the percentage of tax abatement requested.
18. Attach an audited financial statement or other information sufficient for the City to determine the financial status or viability of the applicant.
19. Is project site properly zoned for the intended use(s)?
If no, indicate any requested zoning changes and/or variances required: .
20. If the project site must be rezoned for the intended use(s), will the new zoning be compatible with the surrounding properties and be consistent with the Comprehensive Plan of the City?
21. In order for the applicant to be successful in securing tax abatement, the applicant must show the proposed improvements will result in creation of a substantial number of jobs for low to moderate income persons; emphasis should be placed on non-agricultural enterprises and on low water usage and it must be shown that tax abatement will result in a substantial economic stimulus to the City of Farmersville and the surrounding area. With these thoughts in mind, please submit a summary of why the proposed project should be granted tax abatement. (Attach additional pages as necessary.)

Eastern Area: Beginning at the NE corner of CR 653 and US Hwy 380 north to CR 655, SW to the Collin/Hunt County line to a point one half mile north of US 380, south to a point one-half mile south of US Hwy 380, west on a line parallel to US Hwy 380 to FM 547, north to US Hwy 380, east to point of beginning at CR 653.

Central Area: Beginning at the SW corner of Main Street and Farmersville Parkway south to the NW corner of Main Street and Santa Fe Street, west to the NW corner of Santa Fe Street and Johnson Street, south to the NW corner of Haislip, west to the NW corner of Hamilton Street; northwest on a line drawn from the Haislip/Hamilton Street corner to the NE corner of Hwy 78 and Raymond Street, northeast to the SE corner of Hwy 78 and Farmersville Parkway, east to the place of beginning to the SW corner of Main Street.

Western Area: Beginning at the northeast corner of US Hwy 380 and CR 560, north to a point one half mile north of US Hwy 380, east on a line parallel to US Hwy 380 to CR 611/612, south to the right angle in CR 611, east along CR 611 (also known as Old McKinney Road and Farmersville Parkway) to Hwy 78, southwest along Hwy 78 to the corner of CR 606/607, northwest to the right angle turn in CR 607, northeast along CR 607 to US Hwy 380, west along US Hwy 380 to place of beginning.

Southern Area: Beginning at CR 606/607 and Hwy 78 southeast one-half mile on a line drawn to the intersection of CR 558 and the Kansas City RR, south and SW on a line one-half mile east of and parallel to Hwy 78 to Lake Lavon, west to a point one-half mile west of Hwy 78, north and northeast on a line parallel to Hwy 78 to CR 606, east point of beginning on Hwy 78.

**CITY OF FARMERSVILLE
RESOLUTION # R-2016-1215-002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, RENEWING AND EXTENDING THE TAX ABATEMENT GUIDELINES AND CRITERIA ADOPTED ON OR ABOUT MARCH 25, 2014; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

WHEREAS, Chapter 312 of the Texas Tax Code authorizes the City of Farmersville, Texas, to participate in tax abatement agreements; and

WHEREAS, the City of Farmersville, Texas, has previously elected to participate in tax abatement agreements pursuant to Chapter 312 of the Texas Tax Code, as amended, and intends to continue to participate in said tax abatements; and

WHEREAS, the City of Farmersville, Texas, will, on a case-by-case basis, give consideration to the granting of property tax incentives to eligible commercial, and industrial development projects; and

WHEREAS, the City of Farmersville, Texas, previously adopted Tax Abatement Guidelines and Criteria on or about March 25, 2014, to provide a guide for the evaluation of requested tax abatements; and

WHEREAS, the previously adopted Tax Abatement Guidelines and Criteria expired two years after its adoption; and

WHEREAS, the City Council of the City of Farmersville, Texas, is of the opinion that the Tax Abatement Guidelines and Criteria that was adopted in March, 2014, a copy of which is attached hereto as Exhibit A, should be renewed and extended without interruption for an additional time period.

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

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

Section 2. The City Council hereby renews extends and renews the "City of Farmersville, Texas, Tax Abatement Guidelines and Criteria" attached hereto as Exhibit A. These adopted guidelines and criteria are effective for two (2) years until December 15, 2018.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Resolution are

severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionally shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Council without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentences, paragraph or section.

Section 4. This Resolution shall take effective immediately upon its passage.

DULY PASSED AND RESOLVED, by the City Council of the City of Farmersville, Texas on this 15th day of December, 2016

APPROVED:

Diane C. Piwko, Mayor

ATTEST:

Paula Jackson, Interim City Secretary

Exhibit A

**City of Farmersville, Texas
Tax Abatement Guidelines and Criteria
COMMERCIAL/INDUSTRIAL AREAS
Effective March 25, 2014
Renewed and Extended December 15, 2016**

I. GENERAL PURPOSE AND OBJECTIVES

The City of Farmersville is committed to the promotion of high quality development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the City of Farmersville will, on a case by case basis, give consideration to providing tax abatement as a stimulus for economic development in Farmersville.

It is the policy of the City of Farmersville that said consideration will be provided in accordance with the procedures and criteria outlined in this document. According to Texas law, Property and Redevelopment and Tax Abatement Act, Texas Tax Code, Chapter 312, the City of Farmersville may grant a tax abatement on the increment in value added to a particular property for a specific development proposal which meets the economic goals and objectives of the City

The tax abatement shall not apply to any portion of the inventory, land value, or supplies of the project. Tax abatement may be offered on improvements to real property owned by the applicant and/or on new personal property brought to the site by the applicant. Tax abatement will not ordinarily be considered for projects that would be developed without such incentives unless it can be demonstrated that higher development standards or other development and community goals will be achieved through the use of the abatement. Projects that are developed involving leased real property shall be governed under special terms and conditions, which may be set forth in the agreement governing specific tax abatements.

Nothing herein shall imply or suggest that the City of Farmersville is under any obligation to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis after approval of submitted application.

II. CRITERIA FOR TAX ABATEMENT

Any request for tax abatement shall be reviewed by the City Council. The Council's considerations shall be based upon a subjective evaluation of the following criteria which each applicant must address in narrative format in the Application for Tax Abatement and the Tax Abatement Questionnaire.

- A. A breakdown of types and numbers of jobs along with total annual payroll.
- B. A summary of real and personal property value added to the tax roll; direct sales tax generated from purchases by the applicant; community and applicant investment in infrastructure; projected annual facility budget; whether or not the applicant proposes new construction, rehab or reuse of existing facilities, or some combination. This information must be provided in sufficient detail to accommodate an analysis of the fiscal impact on the community.
- C. A summary of the relocation of employees and projections of employment from the local or regional labor market including any plans for the enhancement of locally hired job skills and the resultant wage earnings capacity.
- D. Description of the project's environmental impacts from operation including impacts to air, water, and noise.

III. VALUE OF INCENTIVES

The subjective criteria outlined in SECTION II will be used by the City Council in determining whether or not it is in the best interests of the taxing entity to offer tax abatement to a particular applicant. Specific considerations will include the degree to which the individual project furthers the goals and objectives of the community, as well as the relative impact of the project.

Once a determination has been made that tax abatement should be offered, the value and term of the abatement will be determined by referencing the following table:

INCREASED VALUE OF OF STRUCTURE, PERSONAL PROPERTY, AND VALUE OF ANNUAL PAYROLL	YEARS OF ABATEMENT	PERCENT OF ABATEMENT
\$5,000,001 - \$20,000,000	5	50

\$2,000,001 - \$5,000,000	4	50
\$500,000 - \$2,000,000	3	50

An additional number of years of abatement or an increased percentage of abatement may be granted to a project, subject to negotiation with the City, if the applicant meets one (1) or all of the following criteria:

- A. The applicant is an existing business in the City of Farmersville which is expanding its operation; for these expansions, the City Council may also choose to consider a tax abatement based on threshold values of new structures, personal property, and the value of annual payroll that are fifty (50) percent of the values listed in the chart above;
- B. The applicant presents a plan consistent with that established by the equal Employment Opportunity Commission for the local hiring of the disadvantaged and under-employed persons in Farmersville; and/or
- C. The applicant meets certain unique circumstances as specified in the tax abatement agreement.

Tax abatement shall become effective January 1 of the calendar year immediately following the issuance of a certificate of occupancy; however the City may delay the first year of tax abatement until January 1 of the second calendar year immediately following the issuance of a certificate of occupancy when deemed appropriate.

IV. PRELIMINARY APPLICATION STEPS

- A. Applicant shall complete the City of Farmersville Tax Abatement Questionnaire which shall be considered by the City Council as the basis for granting tax abatement and which shall be used in the preparation for any subsequent Tax Abatement Agreement.
- B. Applicant shall address all criteria questions outlined in SECTION II, above, in narrative format.
- C. Applicant shall provide a plat, site plan or map showing the precise location of the property, all roadways and existing zoning within five hundred feet (500') of the site.
- D. If the property is described by metes and bounds, a complete legal description shall be provided.
- E. Applicant shall complete and submit all forms and information detailed in items A through E above to the City Manager, City of Farmersville, 205 South Main Street, Farmersville, TX 75442.

V. APPLICATION REVIEW STEPS

- A. All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.
- B. The application package will be distributed to the appropriate City departments for internal review and comments. Additional information may be requested as needed.
- C. Copies of the complete application package and staff comments will be provided to the City Council

VI. CONSIDERATION OF THE APPLICATION

- A. The City Council may consider a resolution calling for a public hearing to consider establishment of a tax abatement zone.
- B. The City Council may hold the public hearing and determine whether the project is feasible and practical and would be of benefit to the land to be included in the zone and to the municipality."
- C. The City Council may consider adoption of an ordinance designating the area described in the legal description of the proposed project as a commercial/industrial tax abatement zone with approval requiring a majority vote at a regularly scheduled meeting.
- D. The City Council shall request that the governing bodies of Collin County and Collin County Community College District consider adoption of and participation in the tax abatement agreement between the City of Farmersville and the applicant.

VII. AMENDMENTS TO THIS POLICY STATEMENT

The policy statement adopted herein shall not be amended or repealed except by three-fourths ($\frac{3}{4}$) vote of the City Council.

VIII. EFFECTIVE DATE

The policy statement adopted herein became effective as of March 25, 2014, and shall be and remain effective through December 15, 2018, unless otherwise repealed by a three-fourths ($\frac{3}{4}$) vote of the City Council.

TIME LINE GRANTING TAX ABATEMENT

DATE	ACTION TO BE TAKEN
<i>Initial presentation</i>	<i>Council to consider terms of Tax Abatement Agreement</i>
<i>Council Meeting</i>	<i>Adopt Resolution # XX Calling for Public Hearing to consider adopting reinvestment zone for the granting of a tax abatement. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 14 days prior to Public Hearing</i>	<i>Send Notice of Public Hearing to Farmersville Times for publication at least 7 days prior to hearing. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 10 days prior to Public Hearing</i>	<i>Send letters with notice at least 7 days prior to hearing to all taxing entities (F.I.S.D., Collin County Commissioners, and Collin Co Community College District) that City of Farmersville is considering establishing a reinvestment zone for the purpose of granting tax abatement. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Public Hearing and, if desired, Adoption of Reinvestment Zone</i>	<i>Public Hearing regarding the adoption of Reinvestment Zone for Tax Abatement. Adoption of Resolution creating Reinvestment Zone may be done at this time. Only if property is <u>not</u> within an existing reinvestment zone.</i>
<i>Approx 10 days prior to adoption of Abatement Agreement at a regularly scheduled Council meeting</i>	<i>Send Notice of Intent to Execute Tax Abatement Agreement to all taxing entities along with Agreement at least 7 days prior to adoption.</i>
<i>Council Meeting (regularly scheduled)</i>	<i>Adoption of Ordinance for Tax Abatement Agreement</i>
<i>ASAP after adoption</i>	<i>Executed Ordinance and Agreement is forwarded to Collin County Commissioners Court via registered mail and to Collin County CCD via registered mail. Give attention to which has the earliest regularly scheduled meeting.</i>
<i>Collin County Commissioner's Court meeting</i>	<i>Collin County considers for adoption Tax Abatement on same terms as granted by City of Farmersville</i>
<i>Collin College Trustee meeting</i>	<i>Collin College District considers for adoption Tax Abatement on same terms as granted by City of Farmersville</i>
<i>On completion of improvements</i>	<i>Tour of facilities so that Certification of Completion may be issued. Certificate is attached to Ordinance and Agreement and forwarded to Central Appraisal District of Collin County.</i>
<i>January 1 of year following execution of abatement</i>	<i>Entity applies to Central Appraisal District of Collin County for property tax abatement exemption. Deadline Is May 1. To be renewed, application must be filed in each of the abatement's terms. Send courtesy letter reminding entity of same.</i>
<i>Date to be determined</i>	<i>File Tax Abatement Zone with TX Department of Economic Development</i>
<i>March 31 of following year</i>	<i>City to report reinvestment zone to Comptroller of Public Accts.</i>

CITY OF FARMERSVILLE

TAX ABATEMENT QUESTIONNAIRE

1. Name, title, address, telephone and fax number of entity applying for tax abatement:

This entity is referred to as the "applicant" of the project for the remainder of this questionnaire.

2. Name, title, address, telephone and fax number of applicant's representative:

3. Form of organization of applicant (check one):

☐ corporation ☐ sole proprietorship ☐ other
☐ partnership ☐ joint venture

4. Location of property/project, street address:
(attach map, site plan, or plat)

5. Project Site:

(a) Indicate approximate acreage of land and square feet of buildings to be constructed and/or renovated;

(b) Identify existing buildings or structures;

(c) Identify present use of project site; and

(d) Identify current ownership of project site.

6. If the applicant is not the owner of the project site, does the applicant lease or intend to lease the project site or any buildings on the site?
7. Does the project include the construction of any new buildings?
If yes, indicate the number, square footage, type and estimated construction cost.
8. Describe the expansion, addition or renovation of any existing buildings including the square footage and estimated construction cost.
9. Describe the intended use or type of business to be conducted on the project site.
10. If any portion of the project site is available for lease, indicate the total square footage of available lease space, the amount of square footage under lease to any tenant or proposed tenant, and the use or type of business to be conducted by such tenants.
11. Has construction work begun on this project?
If yes, indicate the percentage of completion:
12. Indicate average daily consumption of water, as well as the peak demand in gallons per minute, and the time of day and length of time peak demand requirements need to be met.
13. Indicate average daily discharge of wastewater, as well as the peak flow in gallons per minute and the time of day and length of time peak demand requirements need to be met. Also provide a chemical analysis of wastewater.
14. Describe any public infrastructure improvements needed to serve the project site including streets, water, sewer, or other City services.
15. Indicate the number and type of jobs to be created as well as the proposed annual payroll.

16. State the estimated value of tangible personal property to be added to the project site:
 - (a) Furniture and fixtures: \$
 - (b) Machinery and equipment: \$
 - (c) Inventory: \$
 - (d) Supplies: \$
 - (e) Fixed assets: \$
 - (f) Other: \$
17. Indicate the length of time and the percentage of tax abatement requested.
18. Attach an audited financial statement or other information sufficient for the City to determine the financial status or viability of the applicant.
19. Is project site properly zoned for the intended use(s)?
If no, indicate any requested zoning changes and/or variances required:
20. If the project site must be rezoned for the intended use(s), will the new zoning be compatible with the surrounding properties and be consistent with the Comprehensive Plan of the City?
21. In order for the applicant to be successful in securing tax abatement, the applicant must show the proposed improvements will result in creation of a substantial number of jobs for low to moderate income persons; emphasis should be placed on non-agricultural enterprises and on low water usage and it must be shown that tax abatement will result in a substantial economic stimulus to the City of Farmersville and the surrounding area. With these thoughts in mind, please submit a summary of why the proposed project should be granted tax abatement. (Attach additional pages as necessary.)

Eastern Area: Beginning at the NE corner of CR 653 and US Hwy 380 north to CR 655, SW to the Collin/Hunt County line to a point one half mile north of US 380, south to a point one-half mile south of US Hwy 380, west on a line parallel to US Hwy 380 to FM 547, north to US Hwy 380, east to point of beginning at CR 653.

Central Area: Beginning at the SW corner of Main Street and Farmersville Parkway south to the NW corner of Main Street and Santa Fe Street, west to the NW corner of Santa Fe Street and Johnson Street, south to the NW corner of Haislip, west to the NW corner of Hamilton Street; northwest on a line drawn from the Haislip/Hamilton Street corner to the NE corner of Hwy 78 and Raymond Street, northeast to the SE corner of Hwy 78 and Farmersville Parkway, east to the place of beginning to the SW corner of Main Street.

Western Area: Beginning at the northeast corner of US Hwy 380 and CR 560, north to a point one half mile north of US Hwy 380, east on a line parallel to US Hwy 380 to CR 611/612, south to the right angle in CR 611, east along CR 611 (also known as Old McKinney Road and Farmersville Parkway) to Hwy 78, southwest along Hwy 78 to the corner of CR 606/607, northwest to the right angle turn in CR 607, northeast along CR 607 to US Hwy 380, west along US Hwy 380 to place of beginning.

Southern Area: Beginning at CR 606/607 and Hwy 78 southeast one-half mile on a line drawn to the intersection of CR 558 and the Kansas City RR, south and SW on a line one-half mile east of and parallel to Hwy 78 to Lake Lavon, west to a point one-half mile west of Hwy 78, north and northeast on a line parallel to Hwy 78 to CR 606, east point of beginning on Hwy 78.

Agenda Section	Regular Agenda
Section Number	V.D
Subject	Consider, discuss, and act upon Appointing New Planning and Zoning Commission Member.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	Two applications for review to replace one commissioner
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Application

Please return your application to City Hall

City of Farmersville

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Paul D. Kelly Home Phone: N/A
Home Address: 311 Westlake ST Work Phone: 972-485-6576
Cell Phone: 972-816-1643
Mailing Address: _____ Email Address: pkelly@optexas.org
Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 56 yrs
Are you a registered voter? Please circle Yes or No
Are you in the Farmersville Independent School District? Please circle Yes or No
Occupation: MAINTENANCE & PLANNING Employer: CITY OF GARLAND
State details of previous experience on any City Boards or Commissions (in any City):
Number of years experience ON P&Z, 4B, City Council
Buildg & Property

List memberships in any civic organizations:

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

_____	Building and Property Standards Commission
_____	Farmersville Community Development Corporation Board (4B)
<u>1st</u>	Farmersville Economic Development Corporation Board (4A)
_____	Library / Civic Center Board
_____	Main Street Board
_____	Parks and Recreation Board
<u>2nd</u>	Planning and Zoning Commission
_____	Senior Citizens Advisory Committee

Signature: Paul D. Kelly Date: 9-29-16

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

Application

Please return your application to City Hall

City of Farmersville

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Todd Rolen Home Phone 972 998 0305
Home Address: 603 Waterford Ct Work Phone same
Cell Phone 972 998 0305
Mailing Address: same Email Address: toddrolen@sbcglobal.net
Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 2 yrs
Are you a registered voter? Please circle Yes or No
Are you in the Farmersville Independent School District? Please circle Yes or No
Occupation: maintainer Employer: Heubach Corp.
State details of previous experience on any City Boards or Commissions (in any City):
Parks & Rec. / Planning zoning.

List memberships in any civic organizations:

4H, FFA, Church

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

<u>8</u>	Building and Property Standards Commission
<u>7</u>	Farmersville Community Development Corporation Board (4B)
<u>8</u>	Farmersville Economic Development Corporation Board (4A)
<u>2</u>	Library / Civic Center Board
<u>8</u>	Main Street Board
<u>2</u>	Parks and Recreation Board
<u>1</u>	Planning and Zoning Commission
<u>8</u>	Senior Citizens Advisory Committee

Signature



Date

10-6-16

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

Agenda Section	Regular Agenda
Section Number	V.E
Subject	Consider, discuss, and act upon Appointing replacement to the Texoma Housing Partners Board.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	One application for review for replacement of Ben White as board member
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Application

Please return your application to City Hall

City of Farmersville

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Les Cooks Home Phone Same as Cell#

Home Address: 3026 Andrew Dr., Farmersville, TX 75442 Work Phone Same as Cell#

Cell Phone (972) 532 7172

Mailing Address: 3026 Andrew Dr., Farmersville, TX 75442 Email Address vetted05@gmail.com

Are you a Farmersville resident? Please circle (Yes) or No If Yes, how long? 2013

Are you a registered voter? Please circle (Yes) or No

Are you in the Farmersville Independent School District? Please circle (Yes) or No

Occupation: Independent Veterans Affairs Claims Agent Employer: USAF Retired (Lt. Colonel)

State details of previous experience on any City Boards or Commissions (in any City):

Appointed as Director for Veterans Services, Hunt County, TX (Mar 2005 Dec 2011)

Appointed as Director for Veterans Services, Rockwall County, TX (Dec 2011-Oct 2015)

List memberships in any civic organizations:

Life Member- Disable American Veterans (DAV) & Life Member- County Veterans Service Officers Association of Texas

Pass President of the County Veterans Service Officers Association of Texas--2012

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

<u> </u>	Building and Property Standards Commission
<u> </u>	Farmersville Community Development Corporation Board (4B)
<u> </u>	Farmersville Economic Development Corporation Board (4A)
<u> </u>	Library / Civic Center Board
<u> </u>	Main Street Board
<u> </u>	Parks and Recreation Board
<u> </u>	Planning and Zoning Commission
<u> </u>	Senior Citizens Advisory Committee
<u> X </u>	Texoma Housing Partners Board
Signature <u></u>	Date <u>Oct 13, 2016</u>

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

Agenda Section	Regular Agenda
Section Number	V.F
Subject	Consider, discuss, and provide direction regarding the possible regulation of personal property and other materials placed or left in area opens to public view including, but not necessarily limited to, carports.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	<ul style="list-style-type: none"> • Copy of the 2006 International Property Maintenance Code (Section 307: Rubbish and Garbage)
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • City Council to give direction for future actions.

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18.1 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 HANDRAILS AND GUARDRAILS

306.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

SECTION 307 RUBBISH AND GARBAGE

307.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

307.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

307.2.1 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

307.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

307.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

307.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered, outside garbage container.

307.3.2 Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

SECTION 308 EXTERMINATION

308.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Agenda Section	Regular Agenda
Section Number	V.G
Subject	Consider, discuss, and act upon a Resolution #R-2016-1215-003 for designating the <i>Farmersville Times</i> as the City's Official Newspaper and the <i>Dallas Morning News</i> as the City's Alternate Official Newspaper for the Fiscal Year 2016-2017.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	Resolution #R-2016-2015-003
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2016-1215-003**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, DESIGNATING THE *FARMERSVILLE TIMES* AS THE CITY'S OFFICIAL NEWSPAPER AND THE *DALLAS MORNING NEWS* AS THE CITY'S ALTERNATE OFFICIAL NEWSPAPER FOR THE FISCAL YEAR 2016-2017

WHEREAS, Section 52.004 of the Texas Local Government Code requires the City Council of the City of Farmersville, Texas ("City Council") to determine, by ordinance or resolution, a public newspaper to be the official newspaper for the City of Farmersville, Texas ("City"); and

WHEREAS, Section 52.004(a) of the Texas Local Government Code provides that the governing body of a municipality shall designate an official newspaper for the City at the beginning of each fiscal year and that such newspaper shall be a City's official newspaper until such time as another newspaper is selected; and

WHEREAS, the City Council finds that both the *Farmersville Times* and the *Dallas Morning News* satisfy the requirements of Chapter 2051 of the Texas Government Code; and

WHEREAS, the City Council finds that both the *Farmersville Times* and the *Dallas Morning News* are a public newspaper of general circulation.

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

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

Section 2. The City Council of the City of Farmersville, Texas, hereby designates the *Farmersville Times* as the official newspaper for the City for the Fiscal Year 2016-2017. The *Farmersville Times* shall be the City's official newspaper until such time as another newspaper is selected.

Section 3. The City Council of the City of Farmersville, Texas, hereby designates the *Dallas Morning News* be an alternate advertising source in the event that, due to time constraints, publication or advertisement in the *Farmersville Times* is otherwise impeded. The *Dallas Morning News* shall be the City's official alternate newspaper until such time as another newspaper is selected.

Section 4. The City Secretary is hereby directed to publish all required notices and advertisements in the *Farmersville Times* in accordance with the laws of the State of Texas save and except in such circumstances when due to time

constraints, publication or advertisement in the *Farmersville Times* is otherwise impeded.

Section 5. When due to time constraints, publication or advertisement in the *Farmersville Times* is otherwise impeded, the City Secretary is hereby directed to publish such required notices and advertisements in the City's alternate official newspaper, the *Dallas Morning News*, in accordance with the laws of the State of Texas.

Section 6. This Resolution shall take effective immediately upon its passage.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 15th day of December, 2016

APPROVED:

Diane C. Piwko, Mayor

ATTEST:

Paula Jackson, Interim City Secretary

Agenda Section	Regular Agenda
Section Number	V.H
Subject	Consider, discuss, and act upon a Resolution #R-2016-1215-004 for condemnation of sanitary sewer easement located in Tract 246, Sheet 2 of the WB Williams Survey, Abstract No. 952.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	#R-2016-1215-004
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION #R-2016-1215-004**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, DECLARING THE PUBLIC NECESSITY TO ACQUIRE A TOTAL OF APPROXIMATELY 0.682 ACRES OF LAND LOCATED IN TRACT 246, SHEET 2 OF THE WB WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS FOR THE CONSTRUCTION AND INSTALLATION OF A SANITARY SEWER LINE AND ALL RELATED APPURTENANCES; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER OF THE CITY OF FARMERSVILLE, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AND AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS AND AUTHORIZING CITY MANAGER AND STAFF TO MAKE A BONA FIDE WRITTEN OFFER TO ACQUIRE SAID PROPERTY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

WHEREAS, the City Council of the City of Farmersville, Texas, has determined that a public need and necessity exists to acquire approximately 0.682 acres of land located in Tract 246, Sheet 2 of the WB Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, with 0.334 acres of such total amount being required for a sanitary sewer easement as more particularly described and/or depicted on Exhibit A (the "Sanitary Sewer Easement") together with a related temporary construction easement containing approximately 0.348 acres of land as more particularly described and/or depicted on Exhibit B (the "Temporary Construction Easement") (collectively referred to hereinafter as the "Easements"), which Exhibits A and B are attached hereto and incorporated herein by reference for all purposes allowed by law, for the construction and installation of a sanitary sewer line and all related appurtenances thereto to as one of the steps to improve the City's ability to provide sanitary sewer services ("Project"); and

WHEREAS, the City Council desires to acquire the Easements for this governmental and public use in conjunction with the Project; and

WHEREAS, the City Council desires that the City Manager, or his designee, take all necessary steps to acquire the Easements including, but not limited to, the retention of appraisers, engineers, and other consultants and experts, and that the City Attorney, or his designee, negotiate the purchase of the Easements and if unsuccessful in purchasing the Easements to institute condemnation proceedings to acquire these required property interests.

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

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

SECTION 2. The City Council hereby finds and determines that a public purpose and necessity exists for the City of Farmersville to acquire the necessary property rights in the Easements for the construction and installation of sanitary sewer lines and all related appurtenances thereto to as one of the steps to improve the City's ability to provide sanitary sewer services.

SECTION 3. The City Manager, or his designee, is authorized and directed to negotiate for and to acquire the required property rights in the Easements for the City of Farmersville, and to acquire said rights in compliance with State and Federal law. The City Manager is specifically authorized and directed to do each and every act necessary to acquire the needed Easements including, but not limited to, the authority to negotiate, give notices, make written offers to purchase, and to designate a qualified appraiser of the property to be acquired when such appraisal is necessary, as well as any other experts or consultants that he deems necessary for the acquisition process and, if necessary, to institute proceedings in eminent domain.

SECTION 4. The City Manager, or any individual he may so designate, is appointed as negotiator for the acquisition of the Easements and, as such, the City Manager is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. The City Manager is specifically authorized to establish the just compensation for the acquisition of the Easements. If the City Manager, or his designee, determines that an agreement as to damages or compensation cannot be reached, then the City Attorney or his designee is hereby authorized and directed to file or cause to be filed, against the owners and interested parties of the needed property interests, proceedings in eminent domain to acquire the Easements.

SECTION 5. This Resolution shall take effective immediately upon its passage.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 15th day of December, 2016

APPROVED:

Diane C. Piwko, Mayor

ATTEST:

Paula Jackson, Interim City Secretary

Exhibit A

Depiction and/or Description of the Sewer Easement

Midliff Property – Sanitary Sewer Easement Mets & Bounds Description

Beginning at the southeast corner of the Thomas O. Midliff property further identified as Abstract A0952 WB Williams Survey, Sheet 2, Tract 245, 33.585 Acres;
Thence, south 87 degrees 8 minutes 46 seconds west along a line approximately 272.56 feet to a point for a corner;
Thence, south 64 degrees 3 minutes 57 seconds west along a line approximately 5.14 feet to a point for a corner;
Thence, south 88 degrees 29 minutes 3 seconds west along a line approximately 187.86 feet to a point for a corner;
Thence, north 47 degrees 45 minutes 0 seconds west along a line approximately 34.0 feet to a point for a corner;
Thence, south 87 degrees 15 minutes 0 seconds west along a line approximately 176.66 feet to a point for a corner;
Thence, south 44 degrees 56 minutes 7 seconds west along a line approximately 32.31 feet to a point for a corner;
Thence, south 88 degrees 14 minutes 27 seconds west along a line approximately 20.00 feet to a point for a corner;
Thence, north 0 degrees 3 minutes 33 seconds west along a line approximately 8.88 feet to a point for a corner;
Thence, north 44 degrees 56 minutes 7 seconds east along a line approximately 48.33 feet to a point for a corner;
Thence, north 87 degrees 15 minutes 0 seconds east along a line approximately 192.68 feet to a point for a corner;
Thence, south 47 degrees 45 minutes 0 seconds east along a line approximately 34.25 feet to a point for a corner;
Thence, north 88 degrees 29 minutes 3 seconds east along a line approximately 175.50 feet to a point for a corner;
Thence, north 64 degrees 3 minutes 57 seconds east along a line approximately 4.90 feet to a point for a corner;
Thence, north 87 degrees 8 minutes 46 seconds east along a line approximately 277.63 feet to a point for a corner;
Thence, south 0 degrees 1 minutes 38 seconds east along a line approximately 20.00 feet back to the point of beginning and containing 0.334 acres.

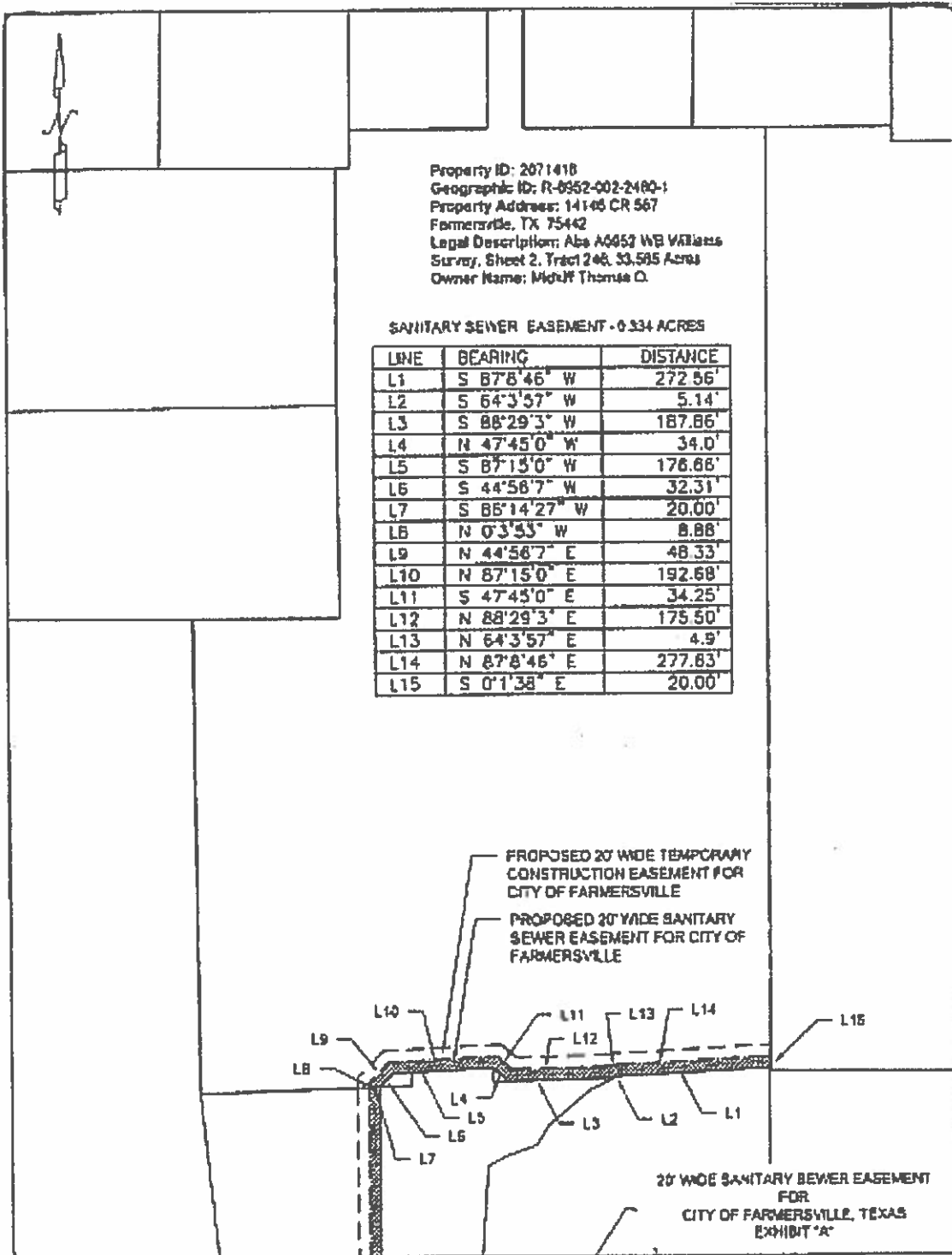
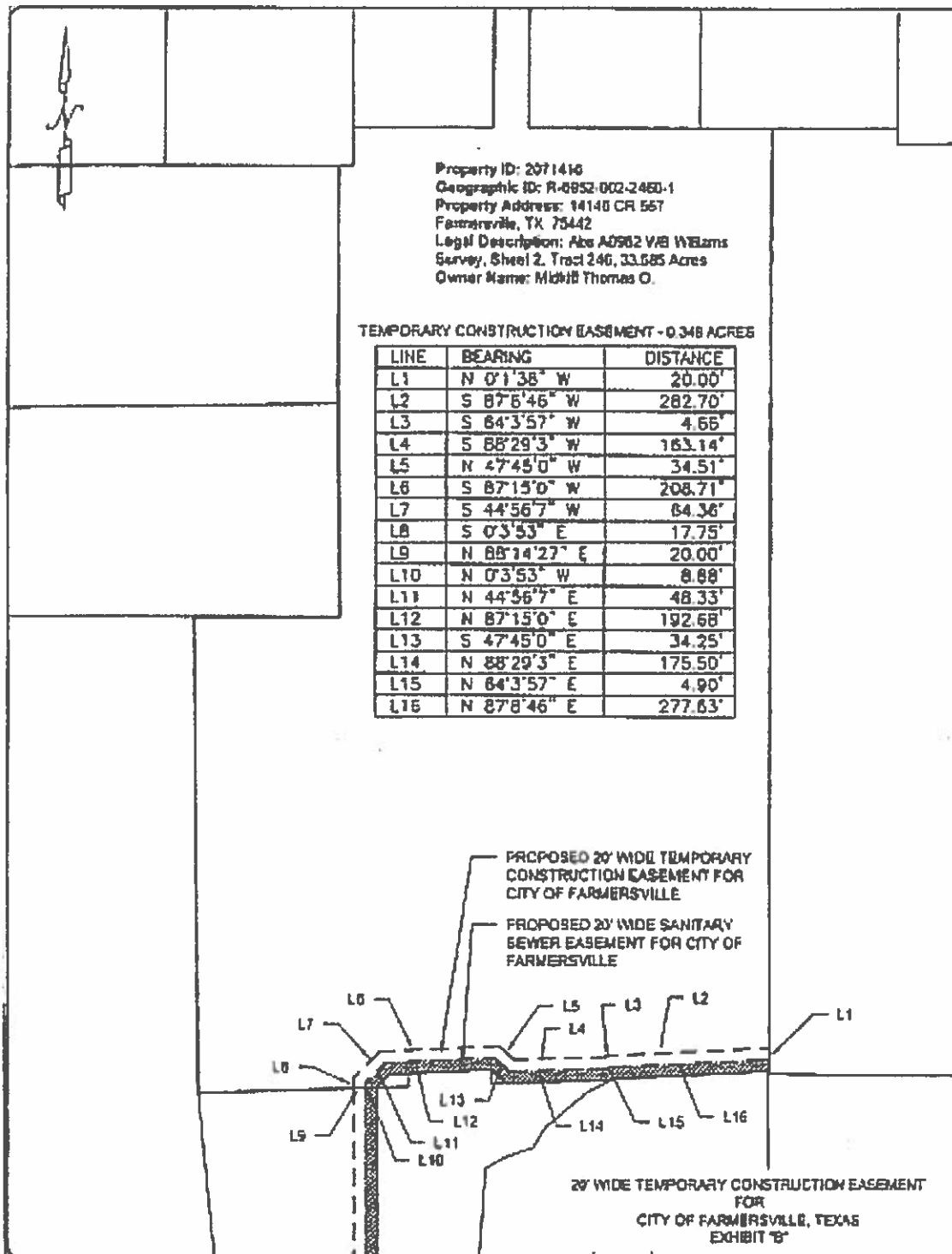


Exhibit B

Depiction and/or Description of the Temporary Construction Easement

Midkiff Property – Temporary Construction Easement Metes & Bounds Description

Beginning at the southeast corner of the Midkiff property further identified as Abstract A0952 W8 Williams Survey, Sheet 2, Tract 246, 33.585 Acres;
Thence, north 0 degrees 1 minutes 38 seconds west along a line approximately 20.00 feet to the point of beginning;
Thence, north 0 degrees 1 minutes 38 seconds west along a line approximately 20.00 feet to a point for a corner;
Thence, south 87 degrees 8 minutes 46 seconds west along a line approximately 282.70 feet to a point for a corner;
Thence, south 64 degrees 3 minutes 57 seconds west along a line approximately 4.66 feet to a point for a corner;
Thence, south 88 degrees 29 minutes 3 seconds west along a line approximately 163.14 feet to a point for a corner;
Thence, north 47 degrees 45 minutes 0 seconds west along a line approximately 34.51 feet to a point for a corner;
Thence, south 87 degrees 15 minutes 0 seconds west along a line approximately 208.71 feet to a point for a corner;
Thence, south 44 degrees 56 minutes 7 seconds west along a line approximately 64.36 feet to a point for a corner;
Thence, south 0 degrees 3 minutes 53 seconds east along a line approximately 17.75 feet to a point for a corner;
Thence, north 88 degrees 14 minutes 27 seconds east along a line approximately 20.00 feet to a point for a corner;
Thence, north 0 degrees 3 minutes 53 seconds west along a line approximately 8.88 feet to a point for a corner;
Thence, north 44 degrees 56 minutes 7 seconds east along a line approximately 48.33 feet to a point for a corner;
Thence, north 87 degrees 15 minutes 0 seconds east along a line approximately 192.68 feet to a point for a corner;
Thence, south 47 degrees 45 minutes 0 seconds east along a line approximately 34.25 feet to a point for a corner;
Thence, north 88 degrees 29 minutes 3 seconds east along a line approximately 175.50 feet to a point for a corner;
Thence, north 64 degrees 3 minutes 57 seconds east along a line approximately 4.90 feet to a point for a corner;
Thence, north 87 degrees 8 minutes 46 seconds east along a line approximately 277.63 feet back to the point of beginning and containing 0.348 acres.



Agenda Section	Regular Agenda
Section Number	V.I
Subject	Consider, discuss, and act upon accepting a donation from Texas New Mexico Power, Barry Bonds, for the Police Department.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	<ul style="list-style-type: none"> • Copy of check stub
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



If you have any questions about this payment please contact:
Texas/New Mexico Power
Accounts Payable, MS 1055
Corporate Headquarters
Albuquerque, NM 87158
PNM.ACCOUNTSPAYABLE@PNMRESOURCES.COM
(505)241-2700

BANK #	INVOICE DATE	CHECK DATE	VENDOR NO.		CHECK NO.	
533	11/04/2016	11/07/2016	0000011458		052614	
INVOICE #	AMOUNT		DISC.	NET AMT	VOUCHER ID	REMARKS
11458110416	\$600.00		\$0.00	\$600.00	00138899	Mail Stop
PLEASE FORWARD TO BARRY BONDS MS: WTRT						
11458110416	\$0.00		\$0.00	\$0.00	00138899	Mail Stop
PLEASE FORWARD TO BARRY BONDS MS: WTRT						

P.D. Donation

Total	Total	Total
Gross Amount	Discounts	Paid Amount
\$600.00	\$0.00	\$600.00

Agenda Section	Regular Agenda
Section Number	V.J
Subject	Consider, discuss, act upon Resolution #R-2016-1215-005 assigning City Manager to cast Texas Coalition for Affordable Power ballot for the City.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15 2016
Attachment(s)	<ul style="list-style-type: none"> • Resolution #R-2016-1215-005 • Texas Coalition for Affordable Power ballot
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2016-1215-005**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO CAST THE CITY OF FARMERSVILLE'S SINGLE BALLOT FOR THE 2017/2018 BOARD OF DIRECTORS OF THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP)

WHEREAS, the City of Farmersville, Texas ("City") is a member of Texas Coalition For Affordable Power, Inc. (TCAP), a non-profit, political subdivision corporation dedicated to securing electric power for its more than 170 members in the competitive retail market; and

WHEREAS, TCAP has unique rights under Texas law to negotiate directly in the wholesale market and arrange separate contracts for power supply and retail services which provides TCAP leverage to achieve contract provisions that single city negotiations with a Retail Electric Provider (REP) would be unlikely to produce; and

WHEREAS, TCAP's geographic diversity across all four ERCOT zones produces an aggregated peak load that is lower than the total of individual peak loads of the individual TCAP members, allowing price benefits in the wholesale market that are not likely to be available to any given TCAP member alone; and

WHEREAS, TCAP and its predecessor organizations, Cities Aggregation Power Project, Inc. (CAPP) and South Texas Aggregation Project, Inc. (STAP), negotiated favorable contract terms that resulted in rebates from the wholesale supplier and reasonable commodity prices for delivered electricity since 2002 resulting in stable budgets for electricity for members; and

WHEREAS, TCAP is owned by its members and distributes monetary and other resources according to relative load size of members and is controlled by a 15 member Board of Directors, all of whom must be city employees of members who represent diversity in size and geography; and

WHEREAS, TCAP has adopted a place system for the members of its Board of Directors whereby Board members serve two-year terms with Board Members serving in odd-numbered places being elected in odd-numbered years and Board Members serving in even-numbered places being elected in even-numbered years; and

WHEREAS, ballots for Board members serving in Places 1, 3, 5, 7, 9, 11, 13, and 15 are due on or about December 30, 2016; and

WHEREAS, the City is entitled to cast one ballot that selects eight people to serve as Board members in the odd-numbered Board positions for the next two years; and

WHEREAS, the City Council desires that the City Manager should cast such ballot on behalf of the City;

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

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

Section 2. The City Council hereby directs the City Manager to cast the City's single ballot for those eight (8) individuals that the City Manager believes will best serve as TCAP Board Members for Places 1, 3, 5, 7, 9, 11, 13, and 15 thereof, and to return the City's single ballot to TCAP on or before December 30, 2016.

DULY PASSED AND RESOLVED by the City Council of the City Council of the City of Farmersville, Texas on this the 15th day of December, 2016.

APPROVED:

Diane C. Piwko, Mayor

Paula Jackson, Interim City Secretary

2017/2018 TCAP Board Ballot

BALLOT – 2017/2018 TCAP BOARD OF DIRECTORS

Instructions for Voting:

Only one ballot per member city/entity. The member representative is entitled to cast eight for the eight positions to be filled. PLEASE BE SURE THAT NO MORE THAN EIGHT CANDIDATES HAVE BEEN CHECKED! Ballots with more than eight cast votes will be rejected. No more than one vote may be cast for the same nominee. Places 1, 3, and 5 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Places 7 and 9 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 11 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 13 and 15 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.

(Vote for eight)

Names were randomly drawn for ballot order

<input type="checkbox"/> Greg Vick, Watauga – LC (I)	<input type="checkbox"/> Richard Summerlin, Duncanville – MC
<input type="checkbox"/> Kevin Carruth, Rockport - LC	<input type="checkbox"/> Adrienne Lothery, Colleyville - LC
<input type="checkbox"/> Mike Goodrum, Sugar Land – HC (I)	<input type="checkbox"/> Walter Middleton, Brownwood - MC
<input type="checkbox"/> Gabriel Gonzalez - Harlingen - HC (I)	<input type="checkbox"/> Konrad Hildebrandt, Odessa - HC (I)
<input type="checkbox"/> Jim Darling, McAllen– HC	<input type="checkbox"/> Clifford Howard, Lewisville - HC (I)
<input type="checkbox"/> Gilbert P. Reyna, Jr., Victoria- HC (I)	<input type="checkbox"/> Eric Ellwanger, Allen - HC

Submitted by (MUST BE COMPLETED):

Please complete and return by 5 p.m. C.S.T.,

Friday, December 30, 2016 to:

Margaret Somereve, TCAP Secretary

15455 Dallas Parkway, Suite 600

Addison, TX 75001

or msomereve@tcaptx.com

You may also submit in person by 10:00 a.m. at
the January 6, 2017 TCAP Meeting

Printed Name

Signature

Member City/Entity:

2017/2018 TCAP Board Biographies

(alphabetical order)



Kevin Carruth, City of Rockport

Lubbock native Kevin Carruth has over 25 years of experience in local government and has served as Rockport's City Manager for the last five years. In the previous 20 years he also served as City Manager in the Texas cities of Brownwood, Daingerfield, Hillsboro, Paris, and Prosper. Prior to entering city management, he was the Senior Program Analyst and Emergency Management Coordinator for Harris County Housing & Community Development Agency for over five years and served as an elected official on the Board of Directors for Ft. Bend Municipal Utility District No. 41 in Sugar Land for over two years.

Kevin earned a BA from Texas Tech University in Political Science and English and a MA from the University of Houston in Public Administration. He is also one of 83 active International City/County Management Association Credentialed Managers in Texas and has served on several Texas Municipal League and Texas City Management Association committees, including those responsible for ethics and legislative policies. He currently serves as the President of TCMA Region 9.

His path to law school and a career in the Foreign Service took a detour in graduate school when he followed his girlfriend to Houston. He has been married to his girlfriend Shawn for 26 years and they are the proud parents of 16-year-old Spencer and 12-year-old Kaitlyn. All members of the family are active in church, community, and school activities.



Eric Ellwanger, City of Allen

Eric Ellwanger is an Assistant City Manager for the City of Allen with responsibilities that include oversight of operational services for the City involving transportation and utility-related matters, as well as legislative analysis and intergovernmental relations. Mr. Ellwanger earned a Bachelor of Business Administration in Management from the University of Houston and a Master of Public Administration from the University of North Texas. Prior to joining the City of Allen in 2012,

Mr. Ellwanger held positions with the City of Plano and the City of Colleyville and worked for several years in the energy industry in Houston.

Eric is an active member of the International City/County Management Association and the Texas City Management Association, and he is a 2011 graduate of Leadership ICMA and the Senior Executive Institute at the University of Virginia.



James Darling, City of McAllen

James Darling is the Mayor of the City of McAllen and spent 28 years as a city attorney with the city of McAllen and other governmental entities. Prior to Mayor he served as City Commissioner for District 6. Mayor Darling is also the Chairman for the Lower Rio Grande River Water Authority, Hidalgo-McAllen International Bridge Board, and Anzalduas International Bridge Board and a board member for Region M Water Planning Group, McAllen Economic Development Corp., McAllen Foreign Trade Zone, Inc., and Amigos Del Valle. Mayor Darling is the President of Texas Municipal League Region 12, and Vice Chairman of the International Good Neighbor Committee (Appointed by Secretary of State Carlos Cascos).

2017/2018 TCAP Board Biographies

(alphabetical order)

Mayor Darling was the President of the South Texas Aggregation Project (STAP) - predecessor to TCAP from 2001-2009. He was also a member of the McAllen Public Utilities Board of Trustees.

After serving two tours of duty in Viet Nam with the US Air Force as a SSGT, Mayor Darling went on to be a 2nd class Petty Officer for the US Navy reserve. He has been very active in the community serving on the McAllen Boys and Girls Club board, Communities in schools, McAllen Crime Stoppers, Chamber of Commerce including being Chair of the Chamber's Legislative Committee.

Mayor Darling has received numerous awards including the Henry B. Gonzalez Award - National Housing Council, National Boys and Girls Club Medallion Award, McAllen Chamber of Commerce Man of the Year, USAF Distinguished Flying Cross, Hidalgo County Bar Association John E. Cook Pro Bono Award, Catholic Charities Hope Award.

Having graduated from Baylor University and Baylor Law School, Mayor Darling is licensed by the Texas Supreme Court and the Southern District of Texas Federal Court and specialized in local government law. He is married to Sandra, he has 3 daughters and 3 sons.



Mike Goodrum, City of Sugar Land

Mike Goodrum has been with the City of Sugar Land for over 12 years and is currently serving as an Executive Director. Goodrum oversees Accounting, Budget and Research, Facilities Management, Fleet Services, Human Resources, Information Technology, Purchasing and Treasury.

He began his career as an intern with the City of Sugar Land in 1999 and progressed to several leadership positions with the City, including Community and Environmental Services Director and Director of Public Works. He earned a bachelor's degree in political science from Texas A&M University.

Goodrum is member of the International City/County Management Association, the Texas City Management Association and the American Public Works Association.



Gabriel Gonzalez, City of Harlingen

Gabriel Gonzalez is a graduate of The University of Texas at Austin with a BA degree in Economics. He has been with the City of Harlingen as Assistant City Manager for 16 years and prior to coming to Harlingen, he served as City Manager for the City of San Benito for 3 years. He was with San Benito for a total of 8 years serving as Community Development Director, Assistant City Manager and eventually City Manager. Prior to that, he worked for the City of Brownsville for 6 years.

He served as a STAP Board member before the organization merged into TCAP.



Konrad Hildebrandt, City of Odessa

Konrad Hildebrandt is currently the Assistant City Manager for the City of Odessa, Texas overseeing Administrative/Internal Services Departments. Konrad has over 27 years public sector experience in Arizona and Utah with 14 years as a City Manager and 3 years as an Assistant City Manager.

Konrad serves on the University of Texas of the Permian Basin Business and Resources Board; Ector County Physical Activity Coalition (ECPAC); Boy Scouts of America (BSA) Buffalo Trails Council; Texas City Manager's Association (TCMA) Ethics Committee; International City/County

2017/2018 TCAP Board Biographies

(alphabetical order)

Manager's Association (ICMA); Past United Way of Odessa City Chairperson; Board member (2 years) of the Texas Coalition for Affordable Power (TCAP).

Konrad graduated from Brigham Young University Marriott School of Management with a Bachelor of Science degree in Business Management, emphasis in International Business, minor in Portuguese and a Master's degree in Public Administration, emphasis in Local Government Management and Facility Management.



Clifford Howard, City of Lewisville

Clifford Howard is the Fiscal Services Manager for the City of Lewisville and has served the City's Finance Department in multiple capacities in his over 28 years of service. Clifford's area of expertise is utility rate studies, utility collection and billing services, as well as banking and investments.

For the past 14 years, Clifford has served on the Dallas Water Utility Cost of Service rate subcommittee. Prior to being elected to the Texas Coalition for Affordable Power Board (TCAP) he served TCAP on their Technology committee. He is an active member of the Government Finance Officers Association, Government Finance Officers Association of Texas, and Government Treasurers' Organization of Texas.

Clifford is a graduate of Midwestern State University in Wichita Falls and holds a Bachelor's degree in Accounting.



Adrienne Lothery, City of Colleyville

Adrienne Lothery has 10 years of local government experience and currently serves as the Strategic Services Manager in the City of Colleyville City Manager's Office. In this role she is responsible for the budget, tax rate adoption, franchise utilities, solid waste contract, strategic planning and performance measures. As a part of her responsibility for franchise utilities, she reviewed alternate energy broker proposals in 2015, ultimately presenting a recommendation to the City Council to extend the contract with TCAP,

which was approved in 2016.

Adrienne also oversees the Colleyville Center department, the City's community center and rental facility for meeting or events. She previously served as the Budget and Grants Manager in the Town of Flower Mound's Finance Department. Adrienne holds undergraduate degrees in political science and business administration from Southern Methodist University, as well as a Master's of Public Administration from the University of North Texas and the designation of CGFO (Certified Government Finance Officer).



Walter Middleton, City of Brownwood

Walter Middleton is currently the Director of Finance for the City of Brownwood, a position he has held for 18 years. Walter is a Certified Public Accountant and Certified Government Finance Officer. He is also a member of the Government Finance Officers Association of Texas, including serving on the legislative committee for two years.

Walter has been a member of TCAP/CAPP since its inception in 2002. Walter has been key in evaluation and decision making made for Brownwood's power needs since then. He is interested in rural municipal issues, particularly as it relates to the City's efforts to manage its budgets and provide services to its citizens while faced with myriad challenges, one of the greatest of which is dealing with unfunded federal and state mandates.

2017/2018 TCAP Board Biographies

(alphabetical order)



Gilbert P. Reyna, Jr., City of Victoria

Graduating Cum Laude from the University of Houston in Houston with a Bachelor of Accounting Degree, I obtained my Certified Public Accountant certificate in September 1988, 2 years after completing college.

In 1986 I began employment with the accounting firm, Harrison, Waldrop & Uherek (HWU), an accounting firm which consists of 15-19 professionals, serving as an Audit Manager, in charge of several large government entities, private and public enterprises. I remained with HWU until January 1995 when I was hired as the Assistant Director of Finance for the City of Victoria. One year later, I was appointed as the City of Victoria Director of Finance; also serving as the treasurer of the Victoria Sales Tax Development Corporation and remaining in both capacities to date. For the period March, 2009 until October, 2009 I acted as interim representative to ERCOT.

I was a board member of STAP representing the City of Victoria from March, 2009 until the end of 2010, at which time I was elected to the TCAP board. I have served on the board of TCAP for the terms of January, 2011 through December, 2016, currently serving in the capacity of treasurer.



Richard Summerlin, CPA, CGFO

Richard graduated from UT-Arlington in 1982 with a BBA Accounting Degree and is a CPA, and a CGFO (Certified Government Finance Officer). Richard started his career in public accounting as an auditor at KPMG in Ft. Worth and worked as a Controller in the private sector for 7 years. He started his public career with the City of Dallas where he served for 15 years in the City Controller's Office.

He has worked for the City of Duncanville for over 9 years and is currently the Finance Director overseeing the City's Accounting, Budget, Utility Billing, Purchasing, and Municipal Court. For the last 9 consecutive years, the City of Duncanville has received the GFOA Excellence in Financial Reporting Award under Richard's leadership. Richard is a member of the UT-Arlington Accounting Alumni Group, the KPMG Alumni Group, and an active member in GFOAT. He serves on the Dallas Water Rate Study Sub-Committee, representing the City of Duncanville as a customer city, as well as on the TRA Advisory Board for the Central and Ten Mile Creek Plants.

Richard also serves on the TRA Advisory Board for Joe Pool Lake, the ONCOR and ATMOS Cities Steering Committee, the Board of Directors of the Arlington Vineyard Church and the North Central Texas Housing Finance Corporation.



Greg Vick, City of Watauga

Greg Vick was appointed the City Manager for the City of Watauga in May 2013 and joined the TCAP board later that same year. Prior to his current position, Mr. Vick served on the first Board for the original Cities Aggregation Power Project back in 2001.

Mr. Vick brings has over 30 years of municipal experience. His public service includes serving in the capacity as City Manager in Gladewater, Cedar Hill, and Elgin. He also served as Assistant City Manager in North Richland Hills, Farmers Branch, and The Colony. His experience is in cities of various sizes including those that are fast growing as well as those undergoing major redevelopment efforts. Mr. Vick earned his Bachelor's Degree in Political Science from Abilene Christian University and his Master's in Public Administration from the University of North Texas.

Agenda Section	Regular Agenda
Section Number	V.K
Subject	Consider, discuss and act upon a possible sanitary sewer easement and sewer tap agreement for the Justice property near the intersection of County Road 653 and U.S. Highway 380.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15, 2016
Attachment(s)	<ul style="list-style-type: none"> • Google map of the property • Sewer easement • Sewer tap agreement
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

NE CORNER OF COUNTY ROAD 653 AND U.S. HIGH 193 NE CORNER OF COUNTY ROAD 653 AND U.S. HIGHWAY 380



AFTER RECORDING, RETURN TO:

Benjamin L. White, P.E.
City Manager
CITY OF FARMERSVILLE
205 S. Main Street
Farmersville, Texas 75442

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **RJMJ HOLDINGS, LLC**, a Texas limited liability corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF FARMERSVILLE**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, and convey unto Grantee, a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer facilities and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 0.65 acres of land in the William Hemphill Survey, Abstract No. A0448, City of Farmersville, Collin County, Texas, more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (the "Easement Property").

Grantor hereby grants to Grantee a temporary construction easement of twenty feet (20') running parallel along the South and North side(s) of the Easement Property depicted in Exhibit A, with rights of ingress and egress for the construction of sanitary sewer lines and related improvements,

such temporary construction easement terminating upon completion of construction of the Facilities.

Improvements may be placed on the Easement Property that are compatible with the Grantee's use of the easement and Facilities as are approved by the Grantee. Subject to the foregoing, Grantor reserves the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the easement and Facilities by Grantee. No structures except driveways, parking lots, and irrigation may be placed in or upon and across the Easement Property. Soft landscaping excluding trees may be placed in or upon and across the Easement Property.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted (the "Limited Ingress/Egress Easement"). Grantee will at all times after doing any work in connection with the construction, operation or repair of the Facilities restore the surface of the Easement Property and any portion of the Limited Ingress/Egress Easement which was used by Grantee to access the Easement Property to as close to the condition in which it was found before such work was undertaken. Notwithstanding the foregoing, Grantee shall have no obligation to restore any improvements on the Easement Property that were not approved by the Grantee and which improvements interfere with or otherwise interrupt the Grantee's use or enjoyment of the easement and Facilities. .

In the event the easement hereby granted abuts on a public road and the city, county, or state hereafter widens or relocates the public road so as to require the

relocation of any utility line or facilities installed by Grantee in the permanent easement described above, Grantor further grants to Grantee an additional easement over and across the land described above for the purpose of laterally relocating said utility line or facilities as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land fifteen feet (15') in width the center line thereof being the utility line as relocated.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

This conveyance is made by Grantor and accepted by Grantee subject to any and all existing reservations, restrictions, covenants, conditions, easements, and rights of way affecting the Easement Property, to the extent, and only to the extent, that they are still in effect and shown of record in Collin County, Texas as of the effective date of this instrument.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself, its successors and assigns, to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS THE GRANTOR'S HAND to be EFFECTIVE as of the ____ day of _____, 2016.

RJMJ HOLDINGS, LLC,
a Texas limited liability corporation

By: _____
RICK JUSTISS
President and Director

Date of Execution _____

AGREED AND ACCEPTED:

CITY OF FARMERSVILLE

By: _____
BENJAMIN L. WHITE, P.E., CPM
City Manager

ATTEST:

PAULA JACKSON
Interim City Secretary

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the ____ day of December, 2015, by RICK JUSTISS, in his capacity as President and Director of **RJMJ HOLDINGS, LLC**, a Texas limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of **RJMJ HOLDINGS, LLC**.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2016.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the ____ day of _____, 2016 by BENJAMIN L. WHITE, P.E., CPM, City Manager of the ***CITY OF FARMERSVILLE***, a Texas municipal corporation, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2016.

Notary Public, State of Texas

Exhibit A

Description and Depiction of the Easement Property

EXHIBIT A
15' SEWER EASEMENT
W. HEMPHILL SURVEY, A-448
COLLIN COUNTY, TEXAS

BEING all that tract of land in Collin County, Texas, out of the W. Hemphill Survey, A-448, and being part of that called 103.534 acres of land described in a deed to RJMJ Holdings, LLC as recorded under CC# 20120215000175150 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of Count Road No. 653, on the West line of said 103.534 acres, from which the Southwest corner of said 103.534 acres on the North line of U.S. Highway No. 380 bears South 01 degrees 02 minutes 26 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 02 minutes 26 seconds East, 15.00 feet along the West line of said 103.534 acres;

THENCE South 89 degrees 29 minutes 23 seconds East, 38.30 feet;

THENCE South 44 degrees 19 minutes 23 seconds East, 49.35 feet;

THENCE South 89 degrees 29 minutes 23 seconds East, 1803.89 feet to a point on the East line of said 103.534 acres;

THENCE South 01 degrees 01 minutes 42 seconds West, 15.00 feet along the East line of said 103.534 acres to a point, from which the Southeast corner of said 103.534 acres on the North line of U.S. Highway No. 380 bears South 01 degrees 01 minutes 42 seconds West, 25.00 feet for witness;

THENCE North 89 degrees 29 minutes 23 seconds West, 1809.99 feet;

THENCE North 44 degrees 19 minutes 23 seconds West, 49.35 feet;

THENCE North 89 degrees 29 minutes 23 seconds West, 32.20 feet to the POINT OF BEGINNING, containing 0.65 acres of land.



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

November 21, 2016

SKETCH ATTACHED

EXHIBIT A

15' SEWER EASEMENT

W. HEMPHILL SURVEY, A-448

COLLIN COUNTY, TEXAS

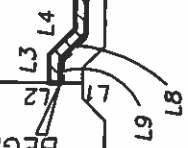
CALLED 103.534 ACRES
 RJMJ HOLDINGS, LLC
 CC# 20120215000175150

15' SEWER EASEMENT
 0.65 ACRES

CALLED 6.1754 ACRES
 19TH HOLE INVESTMENTS
 CC# 20140527000522980

TRACT III
 CALLED 92.86 ACRES
 SIX OAKS VENTURES, LLC
 CC# 20150831001099610

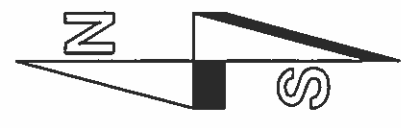
POINT OF BEGINNING



25' EASEMENT TO
 ENSERCH CORPORATION
 VOL. 1186, PG. 472

U.S. Highway No. 380

LINE	BEARING	DISTANCE
L1	N 01°02'26" E	30.00'
L2	N 01°02'26" E	15.00'
L3	S 89°29'23" E	38.30'
L4	S 44°19'23" E	49.35'
L5	S 89°29'23" E	1803.89'
L6	S 01°01'42" W	15.00'
L7	N 89°29'23" W	1809.99'
L8	N 44°19'23" W	49.35'
L9	N 89°29'23" W	32.20'



Note: Bearings based on TxDot Right of Way Map for U.S. Highway No. 380.

DESCRIPTION ATTACHED

AFTER RECORDING, RETURN TO:

City Secretary
CITY OF FARMERSVILLE
205 S. Main Street
Farmersville, Texas 75442

**CITY OF FARMERSVILLE
SEWER TAP AGREEMENT
(RJMJ Holdings, LLC)**

This Sewer Tap Agreement ("Agreement") is effective from and after the date of execution of the last party to sign this Agreement, by and between the **CITY OF FARMERSVILLE, TEXAS** ("City"), a Type A general-law municipal corporation, and **RJMJ HOLDINGS, LLC**, a Texas limited liability corporation, in its capacity as the owner of the "Property" described herein below ("Property Owner").

WHEREAS, RJMJ Holdings, LLC owns a certain tract of unplatted property containing approximately 103.534 acres of land, more or less, in the William Hemphill Survey, Abstract No. A0448, City of Farmersville, Collin County, Texas (the "Property"); and

WHEREAS, the City has asked the Property Owner about dedicating a sanitary sewer easement at no cost to City upon, over, under and across the Property to encourage annexation and facilitate the provision of sanitary sewer service in the area of the Property; and

WHEREAS, the Property Owner requested a sewer tap in return for granting a sewer easement upon, over, under and across the Property;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged by each party hereto, the parties agree as follows:

1. All of the foregoing recitals are hereby found to be true and correct and they are hereby approved and incorporated into the body of this Agreement as if copied in their entirety.
2. City's obligation to perform pursuant to this Agreement is specifically conditioned upon and subject to the previous occurrence of the following events:
 - (a) Property Owner shall convey to City, at no cost to City, a fifteen-foot (15') wide sanitary sewer easement together with a limited right of relocation as provided in the Sanitary Sewer Easement attached hereto as Exhibit A incorporated herein by reference for all purposes allowed by law and in the form so attached ("Easement"); and

- (b) Construction and installation of a gravity-flow sanitary sewer main belonging to the City shall have been completed within the Easement and final accepted by the City; and
- (c) The Property to be served by the sewer tap described herein shall have been annexed into the City's corporate limits upon the petition for annexation filed with the City by the Property Owner.

City shall have no obligation to perform under this Agreement until such time as all of the foregoing conditions precedent have been fully performed and completed; and shall owe no obligation, duty or liability to Property Owner hereunder until such conditions precedent have been fully performed and completed.

- 3. City agrees to install one single sanitary sewer tap up to four inches (4") in diameter ("Sewer Tap") to connect to the City's gravity-flow sanitary sewer main situated in the Easement dedicated by Property Owner to City upon, under and across the Property as described in Exhibit A in the location directed by the Property Owner following the construction and final acceptance of such gravity-flow sanitary sewer main by the City. Notwithstanding the Property Owner's direction, said Sewer Tap shall be installed in accordance with the City's then applicable design guidelines. City shall install the Sewer Tap at City's sole cost and expense; will not assess any tap fees, connection charges or other fees against Property Owner and/or the Property associated solely with installing and connecting the Sewer Tap unless the Property Owner requests (a) more than one sanitary sewer tap regardless of size or (b) only one sanitary sewer tap that is greater than four inches (4") in diameter to serve the Property in either of which events the Property Owner shall be responsible for all tap fees, connection charges or other fees in excess of such costs associated with the Sewer Tap as provided in detail in Paragraph 6, below.
- 4. Property Owner agrees to provide City at least 60 days' written notice requesting the installation of the Sewer Tap to serve the Property. City will use its best efforts to install the Sewer Tap within thirty (30) days but in no event shall City install the Sewer Tap later than sixty (60) days following City's receipt of Property Owner's written request for the Sewer Tap.
- 5. Property Owner specifically understands and agrees that Property Owner shall be solely responsible for all costs, expenses and fees associated with the design and construction of any service line(s) connected to said Sewer Tap and that said Sewer Tap shall be used by only one sewer customer of City.
- 6. If Property Owner requests more than one sewer tap regardless of size or requests only one sanitary sewer tap that is larger than the Sewer Tap described in Paragraph 2, above, City shall, instead of connecting and installing the Sewer Tap, provide Property Owner a one-time credit of Six Hundred Dollars (\$600) against the then applicable cost of installing and connecting the number and size

of sanitary sewer taps Property Owner requests. Property Owner specifically understands and agrees that City's grant of such Six Hundred Dollar (\$600) credit to Property Owner shall relieve City of all further responsibility under this Agreement; and, that Property Owner shall be solely responsible for all costs and expenses in excess of such Six Hundred Dollar (\$600) credit as may be required to install and connect the number and size of sanitary sewer taps requested by Property Owner including, but not limited to, the applicable tap fees, connection charges, and all other applicable fees.

7. Property Owner agrees that all coordination required with public and/or private utility agencies to eliminate conflicts with proposed street grades or underground improvements for any work performed by Property Owner on or about the Property shall be the responsibility of Property Owner. Likewise, coordination for any work performed by Property Owner on or about the Property with agencies requiring special conditions (i.e., railroads and the Texas Department of Transportation) shall be the responsibility of Property Owner.
8. Property Owner expressly acknowledges that by entering into this Agreement, Property Owner together with its successors, assigns, vendors, grantees, and/or trustees, shall not construe any language contained herein or in any exhibits hereto as waiving any of the requirements of the Zoning Ordinance or Subdivision Ordinance or any other ordinance of the City except as herein specifically identified and agreed.
9. Property Owner further expressly acknowledges the Property shall be developed in accordance with the standards as set forth in City of Farmersville's zoning, subdivision and land development ordinances including, but not limited to, provisions as to drainage, erosion control, pro rata payments, storm water, tree preservation, park land dedication, hike and bike trails, impact fees, Street Design Standards, Public Improvements Policy and construction standards.
10. This Agreement shall be a covenant running with the land, and be binding upon Property Owner, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest in the Property now or in the future.
11. This Agreement may be assigned by Property Owner provided that Property Owner promptly notifies City of such assignment not later than thirty (30) days after such assignment occurs.
12. This Agreement has been duly authorized by the respective governing bodies of the parties hereto and the undersigned officer is the duly authorized officer of each entity to execute this Agreement.
13. This Agreement shall be binding upon and inure to the benefit of the parties and their respective legal representatives and successors.

14. This Agreement constitutes the sole and only agreement of the parties with respect to the matters set forth herein and supersedes any prior understandings or oral agreements between the parties respecting the subject matter.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date indicated below.

CITY OF FARMERSVILLE

By: _____
Diane C. Piwko
Mayor

Date: _____

ATTEST:

Paula Jackson, Interim City Secretary

RJMJ HOLDINGS, LLC,
a Texas limited liability corporation

By: _____
RICK JUSTISS
President and Director

Date: _____

[Signatures continued on following page.]

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Diane C. Piwko, Mayor of the **CITY OF FARMERSVILLE**, a Texas Municipal Corporation, personally known to me to be the person who's name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 20____.

Notary Public Collin County, Texas
My commission expires _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by Rick Justiss, in his capacity as President and Director of **RJMJ HOLDINGS, LLC**, a Texas limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that **RJMJ HOLDINGS, LLC** owns the Property described in such instrument and that he executed the same for the purposes and benefits therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 20____.

Notary Public _____ County, Texas
My commission expires _____

EXHIBIT A
Form of Easement (Including Property Description)

AFTER RECORDING. RETURN TO:

Benjamin L. White, P.E.
City Manager
CITY OF FARMERSVILLE
205 S. Main Street
Farmersville, Texas 75442

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **RJM HOLDINGS, LLC**, a Texas limited liability corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF FARMERSVILLE**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, and convey unto Grantee, a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer facilities and all necessary appurtenances thereto (the "Facilities") in, on, under, over and across the following described property:

BEING 0.65 acres of land in the William Hemphill Survey, Abstract No. A0448, City of Farmersville, Collin County, Texas, more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (the "Easement Property").

Grantor hereby grants to Grantee a temporary construction easement of twenty feet (20') running parallel along the South and North side(s) of the Easement Property depicted in Exhibit A, with rights of ingress and egress for the construction of sanitary sewer lines and related improvements,

Page 1

such temporary construction easement terminating upon completion of construction of the Facilities.

Improvements may be placed on the Easement Property that are compatible with the Grantee's use of the easement and Facilities as are approved by the Grantee. Subject to the foregoing, Grantor reserves the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the easement and Facilities by Grantee. No structures except driveways, parking lots, and irrigation may be placed in or upon and across the Easement Property. Soft landscaping excluding trees may be placed in or upon and across the Easement Property.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted (the "Limited Ingress/Egress Easement"). Grantee will at all times after doing any work in connection with the construction, operation or repair of the Facilities restore the surface of the Easement Property and any portion of the Limited Ingress/Egress Easement which was used by Grantee to access the Easement Property to as close to the condition in which it was found before such work was undertaken. Notwithstanding the foregoing, Grantee shall have no obligation to restore any improvements on the Easement Property that were not approved by the Grantee and which improvements interfere with or otherwise interrupt the Grantee's use or enjoyment of the easement and Facilities.

In the event the easement hereby granted abuts on a public road and the city, county, or state hereafter widens or relocates the public road so as to require the

Page 2

relocation of any utility line or facilities installed by Grantee in the permanent easement described above, Grantor further grants to Grantee an additional easement over and across the land described above for the purpose of laterally relocating said utility line or facilities as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land fifteen feet (15') in width the center line thereof being the utility line as relocated.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

This conveyance is made by Grantor and accepted by Grantee subject to any and all existing reservations, restrictions, covenants, conditions, easements, and rights of way affecting the Easement Property, to the extent, and only to the extent, that they are still in effect and shown of record in Collin County, Texas as of the effective date of this instrument.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself, its successors and assigns, to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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WITNESS THE GRANTOR'S HAND to be EFFECTIVE as of the ____ day of _____, 2016.

RJMJ HOLDINGS, LLC,
a Texas limited liability corporation

By: _____
RICK JUSTISS
President and Director

Date of Execution _____

AGREED AND ACCEPTED:

CITY OF FARMERSVILLE

By: _____
BENJAMIN L. WHITE, P.E., CPM
City Manager

ATTEST:

PAULA JACKSON
Interim City Secretary

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the ____ day of December, 2015, by RICK JUSTISS, in his capacity as President and Director of **RJMJ HOLDINGS, LLC**, a Texas limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of **RJMJ HOLDINGS, LLC**.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2016.

Notary Public, State of Texas

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STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the ____ day of _____, 2016 by BENJAMIN L. WHITE, P.E., CPM, City Manager of the *CITY OF FARMERSVILLE*, a Texas municipal corporation, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2016.

Notary Public, State of Texas

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Exhibit A

Description and Depiction of the Easement Property

Page 6

EXHIBIT A
15' SEWER EASEMENT
W. HEMPHILL SURVEY, A-448
COLLIN COUNTY, TEXAS

BEING all that tract of land in Collin County, Texas, out of the W. Hemphill Survey, A-448, and being part of that called 103.534 acres of land described in a deed to RJMJ Holdings, LLC as recorded under CC# 20120215000175150 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of Count Road No. 653, on the West line of said 103.534 acres, from which the Southwest corner of said 103.534 acres on the North line of U.S. Highway No. 380 bears South 01 degrees 02 minutes 26 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 02 minutes 26 seconds East, 15.00 feet along the West line of said 103.534 acres;

THENCE South 89 degrees 29 minutes 23 seconds East, 38.30 feet;

THENCE South 44 degrees 19 minutes 23 seconds East, 49.35 feet;

THENCE South 89 degrees 29 minutes 23 seconds East, 1803.89 feet to a point on the East line of said 103.534 acres;

THENCE South 01 degrees 01 minutes 42 seconds West, 15.00 feet along the East line of said 103.534 acres to a point, from which the Southeast corner of said 103.534 acres on the North line of U.S. Highway No. 380 bears South 01 degrees 01 minutes 42 seconds West, 25.00 feet for witness;

THENCE North 89 degrees 29 minutes 23 seconds West, 1809.99 feet;

THENCE North 44 degrees 19 minutes 23 seconds West, 49.35 feet;

THENCE North 89 degrees 29 minutes 23 seconds West, 32.20 feet to the POINT OF BEGINNING, containing 0.65 acres of land.



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

November 21, 2016

SKETCH ATTACHED

EXHIBIT A

15' SEWER EASEMENT W. HEMPHILL SURVEY, A-448 COLLIN COUNTY, TEXAS

CALLED 103.534 ACRES
RJM HOLDINGS, LLC
CC# 20120215000175150

CALLED 6.1754 ACRES
19TH HOLE INVESTMENTS
CC# 20140527000522980

15' SEWER EASEMENT
0.65 ACRES

25' EASEMENT TO
ENSERCH CORPORATION
VOL. 1186, PG. 472

U.S. Highway No. 380

TRACT III
CALLED 92.86 ACRES
SIX OAKS VENTURES, LLC
CC# 20150831001099610

POINT OF
BEGINNING

C.R. 653

L1
L2
L3
L4
L5
L6
L7
L8
L9

LINE	BEARING	DISTANCE
L1	N 01°02'26" E	30.00'
L2	N 01°02'26" E	15.00'
L3	S 89°29'23" E	38.30'
L4	S 44°19'23" E	49.35'
L5	S 89°29'23" E	1803.89'
L6	S 01°01'42" W	15.00'
L7	N 89°29'23" W	1809.99'
L8	N 44°19'23" W	49.35'
L9	N 89°29'23" W	32.20'



DESCRIPTION ATTACHED

Note: Bearings based on TxDot Right of Way Map for U.S. Highway No. 380.

Agenda Section	Regular Agenda
Section Number	V.L
Subject	Consider, discuss and act up on restricting access to Sycamore Street from 607 Waterford Street.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15, 2016
Attachment(s)	Google map of the property
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

607 WATERFORD STREET



Agenda Section	Regular Agenda
Section Number	V.M
Subject	Consider, discuss, and act upon procurement for professional services of Texas Water Development Board funding for the waste water system.
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 15, 2016
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	Ben White to discuss procuring professional services for the TWDB loan. Professional procurement is required since the loan is funded with Federal dollars.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

VI. EXECUTIVE SESSION

**VII. RECONVENE FROM EXECUTIVE SESSION AND
DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED
IN EXECUTIVE SESSION PERMITTED BY SECTIONS
551.074 OF THE TEXAS GOVERNMENT CODE**

VIIII. Requests to be Placed on Future Agendas

IX. Adjournment