



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
September 26, 2017, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Announcements
 - Calendar of upcoming holidays and meetings.
 - National Night Out is October 3rd from 6:30 p.m. to 8:30 p.m.
 - Citywide Clean-up Day is Saturday, November 4th.
 - Ultra Expedition Oktoberfest Trail Run is on October 21st.
 - Trick-it-Up Bike Ride will be held on Saturday, October 28th at 9:00 a.m. and later that evening Scare on the Square at 5:00 p.m.
 - Recognition of the Farmersville EDC to the rank of Legacy Pacesetter in the Collin College President's Circle by accumulating a scholarship sponsorship level of over \$75,000.

II. PUBLIC COMMENT

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

III. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial or "housekeeping" items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes 8-22-17
- B. City Council Minutes 8-31-17
- C. City Council Minutes 9-5-17
- D. City Financial Report
- E. City Manager's Verbal Report
 - Wastewater System
 - Camden Park

IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members may deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested.

- A. FEDC (4A) Meeting Minutes
- B. FCDC (4B) Meeting Minutes
- C. Main Street Board Minutes
- D. Texoma Housing Partners Agenda
- E. Planning & Zoning Commission Minutes

V. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation from the Planning and Zoning Commission regarding a Final Plat of the Whitaker Addition Block 1, Lot 1A & Lot 1B being a replat of Block 1, Lot 1 of the Whitaker Addition, and being 0.742 acres in the W.B. Williams Survey, A-952 for residential uses.

VI. REGULAR AGENDA

- A. Presentation from Kimley-Horn regarding the Comprehensive Zoning Ordinance and the Subdivision Ordinance update.
- B. Consider, discuss and act on an amendment to the Development Agreement for Camden Park.
- C. Consider, discuss, and act upon resignation of Wade Smith from the Planning & Zoning Board and appointing a new member.
- D. Consider, discuss, and act upon Resolution #R-2017-0926-001 regarding the nomination of Chris Nickell for the Board of Directors for the Collin Central Appraisal District.
- E. Review draft Ordinance for nuisances, storage and vegetation on properties.

VII. EXECUTIVE SESSION

Discussion of Matters Permitted by Texas Government Code Section 551.071,
CONSULTATION WITH ATTORNEY:

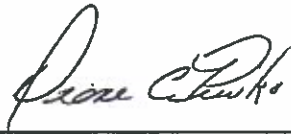
1. Discussion of matters protected by the attorney-client privilege:
 - a) Discussion regarding legal issues and negotiations related to and arising out of the cemetery plat.

VIII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTIONS 551.071 OF THE TEXAS GOVERNMENT CODE

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

X. ADJOURNMENT

Dated this the 22nd day of September, 2017.



Diane C. Piwko, Mayor

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted September 22, 2017 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary



I. Preliminary Matters

September 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Farmers & Fleas 9:00am
3	4 City offices closed Labor Day	5 Municipal Court 9:00am	6	7	8	9 FISD Homecoming
10	11 Main Street Board 4:45pm FCDC (4B) 5:45pm	12 City Council Meeting 6:00pm	13	14	15	16
17	18 P&Z 6:30pm	19 Municipal Court 9:00am	20	21 FEDC (4A) 6:30 pm	22	23
24	25 FISD School Board Meeting 7:00pm	26 City Council Meeting 6:00pm	27	28 B&PS Meeting 6:00 pm	29	30

October 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 City Amenities Board @ 4:30pm National Night Out 6:30pm-8:30pm	4	5 Charter Commission Meeting @ 6:30 pm	6	7 Farmers & Fleas 9:00am Old Time Saturday @ 9:00 am
8	9 Main Street Board 4:45pm FCDC (4B) 5:45pm	10 Municipal Court 9:00am City Council Meeting 6:00pm	11	12	13	14
15	16 P&Z 6:30pm	17	18	19 FEDC (4A) 6:30 pm	20	21
22	23 FISD School Board Meeting 7:00pm	24 Municipal Court 9:00am City Council Meeting 6:00pm	25	26 B&PS Meeting 6:00 pm	27	28 Trick it Up Bike Ride Scare on the Square 5:00 pm to 8:00 pm
29	30	31 Halloween				



POLICE • COMMUNITY PARTNERSHIPS

The Farmersville Police and Fire Departments would like to invite you to join us on Tuesday, October 3rd from 6:30 pm to 8:30 pm at the Onion Shed for National Night Out.

National Night Out is an annual event hosted by your police and fire departments in an effort to build a better relationship with the community we serve by providing information on public safety, crime prevention tips, and to build stronger neighborhood relations by getting to know more of our neighbors within the community.



Food, drinks, and games will be provided, so please come by and get to know your neighbors, and let us get to know you!

II. Public Comment

Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

III. Consent Agenda

Agenda Section	Consent Agenda
Section Number	III.A
Subject	City Council Minutes 8-22-17
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	City Council Minutes 8-22-17
Related1 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



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
August 22, 2017, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, and Michael Hesse were all present. Council member Tod Rolen was absent. City staff Sandra Green, Rick Ranspot, Daphne Hamlin, Paula Jackson, Kim Morris, Mike Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Warrant Officer, for the City of Farmersville followed by the pledges to the United States flag and the Texas flag.
- The calendar of upcoming holidays and meetings were provided in the agenda packet.
- Mayor Piwko recognized the Farmersville Independent School District for receiving excellence in seven categories for the Junior High and High School. This places them in the top 5% of the schools in the State of Texas.

II. PUBLIC COMMENT

- Leaca Caspari, who resides at 405 Summit Street addressed Council and stated that on July 19th she received a call from City Manager Ben White. He explained that Council had banned her from being at City Hall, except for the lobby area. She stated she has asked for a written explanation of the reasoning behind Council's actions and has never received one. She explained she has served this community for over 26 years and wants Council to go on record to explain their decision. She said if she does not receive an explanation and apology she will request the item be placed on a future agenda.
- John Hart, who resides at 18601 CR 646 addressed Council and wanted to thank the Mayor for a phone call regarding the cemetery and the drainage

issue. He believes the Council and the IACC should work together to find a solution and then the plat should be approved.

III. CONSENT AGENDA

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A. City Council Minutes

B. City Financial Report

- Motion to approve reports made by Craig Overstreet
- 2nd to approve was Michael Hesse
- All council members voted in favor

IV. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon the 1st and only reading of Ordinance #O-2017-0822-001 regarding all matters incident and related to the issuance and sale of “City of Farmersville, Texas, Tax and Utility System Surplus Revenue Certificates of Obligation, Series 2017”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation.

- David Medanich from First Southwest addressed Council and stated that notice of intent for the bond was given approximately six weeks ago. This is in order to sell bonds to the Texas Water Development Board because the City received a very favorable rate and they will subsidize the rate. The interest rate we received is 1.66%. The subsidy that was received from the Texas Water Development Board will save the City \$765,000.00. It is his recommendation that the City adopt the order authorizing the issuance of certificates of obligation.
- Mayor Piwko stated the first payment will be made September 1, 2018, so the City has to include this into next year’s budget. She stated Daphne Hamlin, Finance Director, has already included it in the budget.
 - Motion to approve Ordinance made by Mike Hurst
 - 2nd to approve was Michael Hesse
 - All council members voted in favor

- B. Second Public Hearing on Tax Rate Increase to allow proponents and opponents of the tax rate increase to present their views.
- o Mayor Piwko opened the public hearing at 6:12 pm and no one came forward in favor or against the tax rate. She closed the public hearing at 6:13 p.m.

V. NOTICE OF MEETING FOR CITY COUNCIL VOTE ON PROPOSED TAX RATE

- A. The City Council will vote on the proposed tax rate at the City Council meeting on September 5, 2017, which meeting will begin at 6:00 p.m., in the City Council Chambers of City Hall situated at 205 S. Main Street, Farmersville, Texas.
- Mayor Piwko read the above caption for the Notice of Meeting.

VI. READING OF ORDINANCE

- A. Consider, discuss and act upon the 1st and only reading of Ordinance #2017-0822-002 regarding right-of-way management plan for installation of equipment, specifically wireless network equipment in the public right-of-way.
- Alan Lathrom stated this Ordinance was in response to HB 1004 that was adopted by the Texas Legislature. It allows for telecommunication providers to place small antennas on single telephone poles, light poles, and other places they want to place it. The City does not currently have a Right-of-Way Management Plan in place. Having this in place will allow the City to regulate and provide design criteria that the small antenna providers will have to adhere to. We can come back at a future date with modifications because the guidelines used were given by North Texas Council of Governments and it might need to be changed to fit the City of Farmersville's needs. The legislation becomes effective September 1, 2017.
 - Mayor Piwko stated it was her understanding this took away the City's leasing ability with telecommunications companies.
 - Alan Lathrom indicated that was correct and with this Ordinance the City could make them co-locate with other companies.
 - Mayor Piwko indicated on page 2 there was a rogue paragraph that needed to be removed. She also stated on page 4 "Administration", "the City Manager and his or her designee should appoint a City Manager" did not make sense.
 - Alan Lathrom stated he would change the errors, but it should read "the City Manager and his or her designee shall act as the Right Of Way Manager responsible for the administration of the right-of-way".
 - Mayor Piwko asked a question on page 11. She wondered if we really believe 30 days would be enough time to get maps from the users already existing in town.
 - Paula Jackson indicated the City may already have a few, but not many.
 - Alan Lathrom explained the City Council could extend that time.
 - Mayor Piwko suggested they would receive 30 days from receipt of notification.
 - Alan Lathrom stated we could rewrite it to say they would receive 30 days from receipt of notification regarding the passage of this Ordinance.

- Motion to approve Ordinance with changes noted made by Donny Mason
- 2nd to approve was Michael Hesse
- All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon temporary living in recreational vehicle on property located on Prospect Street.
- Mr. Steve Lawrence who lives at 115 Prospect Street addressed Council. He explained his house fell off its foundation and the insurance designated it as a total loss. He stated an Engineer described that high winds or a microburst caused the house to come off the foundation. The insurance company is going to allow him to rebuild his house, but he wants permission to let the insurance company place an RV on his property temporarily with water and electric hook ups. He asked that Council grant him a long enough time in the RV to get the house in a livable condition. He stated he would work on it when he gets a chance in his free time. The majority of the work will be done by contractors. He stated the insurance company estimated it should take approximately four months to complete the project, but any contractor knows that things could happen to where it would take longer.
 - Donny Mason asked if it would take four months.
 - Steve Lawrence stated the insurance company estimated it should take four months.
 - Craig Overstreet asked how long Mr. Lawrence was asking to live in the trailer.
 - Mr. Lawrence stated he assumed it would take four months, but could take up to six months.
 - Mayor Piwko asked about the age of the house.
 - Mr. Lawrence stated it was built in 1980, but the deed and title stated 1982.
 - Craig Overstreet explained to the City Council what the Planning & Zoning Commission was currently discussing. He explained they were talking about allowing an initial 90 days for temporary housing and then seeking permission from the City Manager/City Council for more time.
 - Mr. Lawrence stated the water and electric have been shut off. He would like to put a water meter in and set up a temporary electric pole. He explained he has a sewer line on his property he could connect to.

- Mayor Piwko suggested the City allow him the first 90 days from the date the trailer is delivered and then if it takes longer extend another 90 days. He would have to come in to City Hall and let staff know when the trailer is delivered and then significant progress would have to be shown before an extension would be granted for another 90 days.
 - Motion to approve initial 90 day period to start when the trailer is delivered. Then, any additional time would need to be applied for by a Specific Use Permit and reviewed by the City Manager for approve made by Craig Overstreet.
 - 2nd to approve was Michael Hesse
 - All council members voted in favor

- B. Consider, discuss and act upon leasing agreement with NEC regarding phone contract for public safety.
 - Chief Sullivan stated the application is for the same phone system that the City Hall currently has. The phone system the Police Departments has been using is really old and they are just needing it upgraded.
 - Mayor Piwko asked if this would be covered in the current budget.
 - Chief Sullivan indicated it would be.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

- C. Consider, discuss and act upon Interlocal Agreement with Collin County for dispatch services for fiscal year 2018.
 - Chief Sullivan stated the cost went up on dispatch services and will continue to go up as they add to the new system. They are expanding dispatch, towers, and other infrastructure to accommodate growth.
 - Motion to approve made by Michael Hesse
 - 2nd to approve was Donny Mason
 - All council members voted in favor

- D. Consider, discuss and act upon holding a workshop with surrounding cities to discuss and pursue boundary agreements.
 - Mayor Piwko stated the Council brought this idea up in years past. The goal would be to share ideas and goals. She is proposing Farmersville approach the City of Lavon to discuss boundary issues and maybe hold a workshop. The City Administrator of Lavon would like for us to consider possible interlocal agreements regarding certain services.
 - Chief Sullivan stated in regards to animal control there is absolutely no way his staff could absorb those services in Lavon. We might could

offer a temporary housing solution for the animals as long as they make arrangements to transport their animals to McKinney.

- Motion to approach other cities and schedule a workshop made by Mike Hurst. He suggested we contact all cities quickly to work on boundaries.
- 2nd to approve was Craig Overstreet who also stated the City should pursue the boundary agreements specifically.
- All council members voted in favor

E. Consider, discuss and act upon nominating an individual to serve on the Resource Conservation Council.

- Mayor Piwko asked if anyone has mentioned wanting to sit on this board.
- Sandra Green explained she received an email stating they were requesting someone to sit on the board who would be able to keep the Council apprised of what is happening and report back to the City Council.
- Mayor Piwko stated it was for the North Central Texas Council of Governments Resource Conservation Council which covers recycling and conservation. She indicated no one came to mind that was not already overloaded with other things. She explained the meetings would be in Arlington and asked Council if they wanted to find someone or did they want to pass on the opportunity.
- Michael Hesse asked who would be eligible.
- Mayor Piwko stated any citizen the Council wanted to appoint.
- Sandra Green stated the deadline had passed by a few days, but she would contact them to see if it was possible if Council wanted to appoint someone.
- Mayor Piwko asked if there was anyone in the audience who wanted to volunteer for the board. No one volunteered.
 - No action to take because City Council passed on the opportunity.

F. Update concerning citywide cleaning day.

- Chief Sullivan stated the committee met and chose Saturday, November 4th as the citywide clean-up day. This date was chosen so there would be time to send out mailers in the utility bills and advertise it. It is for citizens of Farmersville only. We are going to utilize people with trailers to help citizens who cannot physically participate.
- Mayor Piwko asked if we would you go into a person's house to remove refrigerators and other appliances for them.

- Chief Sullivan stated we are generally going to stay on the outside of the house unless there was a special circumstance.
 - Craig Overstreet asked if they have been reaching out to the non-profit organizations.
 - Chief Sullivan explained they have contacted several organizations and the clean-up day will be from 8-4. The service center will be open so people can bring what they can there. We are going to encourage people to get rid of cars that are junk vehicles as well.
 - Michael Hesse stated there is a place in Princeton where people can donate cars for education.
 - Mayor Piwko stated the City is looking at spending \$4,000 and wondered if there was enough in the budget to cover that amount or if the City should request money from 4B.
 - Paula Jackson stated she was thinking on a smaller scale when planning the event because we do not have the money in the City budget.
 - Donny Mason asked if someone is going to check identification to ensure the people that are dropping off at the service center live in the City.
 - Chief Sullivan stated yes.
 - Michael Hesse asked if the notices could be bilingual.
 - Chief Sullivan stated he could make it bilingual.
 - Mayor Piwko stated Council should probably ask the City Manager to go before 4B and ask for an amount of \$5,000.00 to cover the expenses.
- G. Training from City Secretary regarding becoming a city official, code of ethics, open meetings, and required trainings.
- Sandra Green explained she gave each Council Member a book that contained a lot of information. She walked through each section of the book pointing out important information that each member should be familiar with. She then gave examples of scenarios and discussed whether or not the scenario would break the Open Meetings Act. She also explained some of the rules and regulations for the Open Meetings Act and consequences for violations.

VIII. BUDGET WORKSHOP

- Daphne Hamlin addressed Council and stated the first page indicated changes that were made since the previous workshop. She explained Ben White came to her and stated Council wanted to help employees with the

increase in medical costs. She explained in order to accomplish that they had to reduce some areas and the first page shows the items we chose to cut. The City is going to give the employees an additional \$57.00 a month to help with insurance costs.

- Mayor Piwko asked how much of the overall cost the City was covering.
- Daphne Hamlin stated only a quarter is being covered. She explained she was asked to cut the deficit. We added additional items such as a \$10,000 match for a \$90,000 grant that the Fire Department received, Home Rule costs, computer software, and insurance premiums that are going up. The budget is still approximately in a \$244,000.00 deficit. Even with TIRZ helping with the water line from AFI to the Hunt County Line, we are still in a deficit of \$87,000. She and Ben White reviewed the budget and they are hoping Shell and Big D come in and help with the deficit.
- Mayor Piwko stated it would help if new homeowners move to town and if the electric and water use goes up due to the weather.
- Craig Overstreet stated everyone could benefit from a workshop and suggested one be planned to go over the budget in more detail. He stated he wants to plan for the worst and hope we do not have to take from reserves.
- Daphne Hamlin agreed with Craig Overstreet and stated something drastically was going to have to happen if we keep dipping into the reserves to balance the budget.
- Craig Overstreet explained he would like to see alternatives to what the City should do now and in the future to balance the budget.
- Michael Hesse stated he also agreed with Craig Overstreet and would like to see some kind of plan.
- Craig Overstreet pointed out that money had to be pulled from the reserves the previous year to balance the budget as well.
- Mayor Piwko indicated that it was not as much.
 - Staff to set up workshop to discuss budget and the process that needs to be in place to help balance the budget now and in the future.

IX. EXECUTIVE SESSION

- Mayor Piwko announced the City Council would go into executive session at 7:22 p.m. and she read the following:

Discussion of Matters Permitted by Texas Government Code Section 551.071,
CONSULTATION WITH ATTORNEY:

1. Discussion of matters protected by the attorney-client privilege:

- a) Discussion regarding contemplated litigation involving cemetery plat.
- b) Discussion regarding retention and archiving records.

X. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTIONS 551.071 OF THE TEXAS GOVERNMENT CODE.

- Mayor Piwko announced the City Council reconvened from executive session at 8:25 p.m. She stated there was no action to be taken regarding the litigation because Alan Lathrom would be drafting a tentative letter.

XI. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mayor Piwko requested an update from Michael Hesse regarding the Farmersville Independent School District because she is concerned about the flooding at Tatum Elementary.

XII. ADJOURNMENT

Meeting was adjourned at 8:27 p.m.

APPROVE:

Diane C. Piwko, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Council Minutes 8-31-17
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	City Council Minutes 8-31-17
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



FARMERSVILLE CITY COUNCIL BUDGET WORKSHOP MINUTES

For

August 31, 2017, 6:00 P.M.

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, and Todd Rolen were all present. Michael Hesse was not in attendance. City staff Ben White, Sandra Green, and Daphne Hamlin were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States flag and the Texas flag.

II. BUDGET WORKSHOP

- A. Discussion regarding proposed Fiscal Year 2017-2018 Budget including related budgeting issues and concerns and previous practices.
- Mayor Piwko indicated she had not seen many changes in the budget from last year.
 - Craig Overstreet stated he saw how the health insurance increase was going to be handled per the memo that was attached to the budget by reducing the following accounts:
 - Christmas Lights (\$7,500)
 - Parks Board (\$7,000)
 - Other (\$5,000)
 - Construction Material (\$5,000)
 - Police Fuel (\$2,000)
 - Library Office Supplies (\$500)

He stated the problem he had was the budget shows the City \$244,000.00 short. The last few years the City has been lucky to be able to pull from the water and electric accounts. The water fund this year and possibly next year is going to be less. He stated he wanted to see four or five strategies

on how we are going to handle the next few years if there is a deficit. If we keep taking out of the reserves it will become a significant amount. He wants to conduct a rate review over the water and electrical. We may need to look at capping our public safety, even though we are currently in line with other communities. He wants strategies rather than pulling from the reserves. The budget is prudent and there is not a lot of fluff in it because we are not doing a lot of roadwork or capital improvements.

- Ben White stated he wanted to present some items to Council and get their thoughts. Daphne Hamlin prepared a memo that explains what we need to do in the next budget year to stop taking from reserves and hopefully stay out of a deficit. He and Daphne Hamlin came up with a list they believe will help. They put an emphasis on keeping all employees even though it was considered to possible lose one. We are trying to obtain more software that will help staff become more efficient, especially with permitting. The cost of software is something we could reduce the following year. We took into account healthcare, raises, and the cell phone stipend. The Home Rule Charter is costing money this year, but we will not have to spend that the following year. Also, the police department came through with no capital expenditures. We normally purchase two cars a year, so that would allow them to completely turn their fleet over about every five years. We are also going to be paying the quint off and that money frees up. The refuse fund has an overage of \$35,000.00 for this year and it will have it for next year. That money could be used to try and help lighten the load. There is a possibility of \$70,000.00 in transfers as surplus. Hopefully, these items will help us get into a balanced budget.
- Craig Overstreet asked how the refuse fund worked.
- Daphne Hamlin stated it is an enterprise fund.
- Ben White stated we are collecting more than it costs.
- Craig Overstreet asked how the 10% sales tax for this year compares to past years.
- Daphne Hamlin explained that it has gone up about that much every year.
- Donny Mason asked about Big D Concrete and when they were coming to the City.
- Ben White explained they are coming, probably in June of 2018, but the City has to build a water line to their site first. TIRZ is investing in the waterline and we are using our employees to complete the work. He stated they will have to sign an annexation agreement first, but they want to see the waterline put in before they sign.
- Sandra Green pointed out the annexation laws have changed because of the legislature.

- Ben White indicated we would have to see how that would affect Big D.
- Donny Mason asked if they would purchase their water from the City of Farmersville.
- Ben White stated yes.
- Mike Hurst asked if anything has come forward as a result of the lawsuits with the North Texas Municipal Water District.
- Ben White stated no and they just have the same discussions over and over again at the meetings. We follow the current rate structure they pass on to us and you will see an increase coming in October. As we see sales tax go up, he would like to see some priority given to decreasing the transfer rates. He wants to help the electric fund because he is having trouble putting money in the reserves for electrical. The way everything is structured it appears that we are over \$200,000.00 in deficit in the electric fund. We need the ability to handle growth and we need the reserves to help support that. A pre-construction meeting was held on Camden Park and he would like to use the sales tax from the people buying the houses and the ad valorem taxes to build up the funds.
- Mayor Piwko explained she would like to see salaries evaluated after the reserves are built up at the public works level and police department because we are falling way behind compared to other cities. At some point we are going to have problems keeping the people we have.
- Ben White stated what he, Chief Sullivan, and others try to do is make this a great place to work so people do not want to leave.
- Mayor Piwko stated she just wants to keep the additional money from being spent on random items after the funds are built up and maybe put it in to staff salaries.
- Mike Hurst asked about the new businesses coming over the horizon and wanted to know if staff had an amount they believed we would receive from ad valorem taxes and sales taxes. He also asked if Camden Park had paid their escrow to the City yet.
- Ben White stated Camden Park had not paid their escrow yet. The reason that was given to him is the bank and the lawyer are in Houston and they were impacted by the hurricane.
- Mike Hurst stated he believed the money could be sent by wire transfer.
- Ben White stated he is not spending any money on the lift stations, sewer lines, or force mains until the City receives the money. He might pay for the engineering plans only. He indicated Ted Zedah has an agreement with Texas-New Mexico for the square piece of property that will become part of Camden Park, but he is not going to hold up the work because of a \$5,000.00 piece of land.

- Craig Overstreet asked Ben White if he believed a rate review would yield anything.
- Mike Hurst explained that any growth should offset the shortfall in the budget. He also asked if the City was prepared for Collin College to be built.
- Ben White stated the City is trying to make a play to buy the electrical substation that is on Texas-New Mexico's land and that would be beneficial when the Collin College comes in. We have to add some electrical components to be able to accommodate them. He stated the City could possibly take out a revenue bond to help with that later on.
- Mayor Piwko asked if Police Chief Sullivan would be willing to give up a police car in 2017-2018. Then, Council could approve the car in 2018-2019 because that would be approximately \$40,000.00.
- Ben White explained that is something he could do.
- Craig Overstreet stated if \$6,000.00 would help, the Council does not need laptops.
- Daphne Hamlin indicated she would remove it from the budget.
- Craig Overstreet complimented Daphne Hamlin on the budget and stated it was not a fluff budget.
- Ben White explained the Council is getting a lot out of the staff they have, especially on the public works side.
- Everyone at the table agreed there have been a lot of complaints regarding the street conditions.
- Mike Hurst was also complimentary on how the budget was put together. He explained if the City has to make some hard decisions and shrink departments, then that is what would have to happen because there are so many unknowns.
- Donny Mason agreed.
- Mayor Piwko suggested transferring some of the refuse surplus in to the street budget.
- Ben White explained there was \$35,000.00 this year and \$35,000.00 for next year so it will decrease the amount we have to transfer from our reserves.
- Mike Hurst asked if they are going to wait on the police car like it was suggested.
- Ben White stated that since there is the \$35,000.00 in the refuse fund he would like to allow them to get the car this year and then think about it next year.
- Mayor Piwko suggested they do not purchase the car for six months into the budget and that way the City could see where we are at in regards to funds.
- Mike Hurst stated everyone on the Council wants to see the City do well.
- Daphne Hamlin stated she would make the required changes and send the revised copy out the next day.

III. ADJOURNMENT

Meeting was adjourned at 7:00 p.m.

APPROVE:

Diane C. Piwko, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.C
Subject	City Council Minutes 9-5-17
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	City Council Minutes 9-5-17
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



**FARMERSVILLE CITY COUNCIL
SPECIAL SESSION MINUTES
For
September 5, 2017, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Todd Rolen, and Michael Hesse were all present. City staff Ben White, Sandra Green, Rick Ranspot, Daphne Hamlin, and Adah Leah Wolf were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States flag and the Texas flag.

II. PUBLIC HEARING

- A. Second Public Hearing on Tax Rate Increase to allow proponents and opponents of the tax rate to present their views.
 - Mayor Piwko stated the tax rate of \$0.78000 per \$100 valuation has been proposed for adoption by the governing body of the City of Farmersville. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate. She explained this is a slight decrease from last year's rate. She asked if there was anyone who wanted to speak for the tax rate to please step forward.
 - Jim Foy, who resides at 211 College Street, addressed Council and stated he was not for or against the tax rate. He wanted to correct a statement that was made last month and that was placed on Facebook to give complete transparency. The tax rate is not a decrease as stated, but in fact an increase of 5.65% for the taxes of the citizens of Farmersville. To say the tax rate is down slightly is misleading if you do not tell the full story. The appraised value of Farmersville properties is up 12% from last year. On homes the appraised tax value is up 15%. The tax rate that is

being proposed is only a 1% decrease from last year. A result of that is a 5.65% increase. It is right up against the rollback rate. All he is asking is that the Council call it a tax increase not a tax decrease.

- Mayor Piwko closed the public hearing at 6:04 p.m.
 - Motion to approve the 2nd reading of the tax rate made by Mike Hurst
 - 2nd to approve was Todd Rolen
 - Mayor Piwko stated if everyone is doing such a good job in Farmersville to where property values are increasing 12% a year, then it is attributed to Collin County and the growth that everyone is experiencing. The home owners should be grateful that their property taxes are increasing so dramatically when they try to resell. A small 5.65% increase, because the value of the housing has gone up, is out of our control and at the county level. Property owners should be appreciative because of the value they are getting.
 - All council members voted in favor
- B. Public hearing to consider, discuss and act on the proposed projects for the Farmerville Economic Development Corporation's Fiscal Year Budget 2017-2018.
- Mayor Piwko stated they are proposing to spend \$261,400.00 this year.
 - Craig Overstreet asked Mr. Maguire if they have anything that Council could look at to see past projects they have accomplished.
 - Kevin Maguire stated they could not be shown at the meeting since he did not have those documents with him. They have gone back in the past and reviewed the items they have completed. Daphne Hamlin can get those to the Council if they would like.
 - Closed public hearing at 6:07 p.m.
 - Motion to approve the 4A budget made by Craig Overstreet
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- C. Public hearing to consider, discuss and act on the proposed projects for the Farmersville Community Development Corporation's Fiscal Year Budget 2017-2018.
- Mayor Piwko stated there was a representative from 4B in the audience to answer any questions. They are proposing to spend \$155,538.00 this year.
 - Craig asked if there was any marketing included in the budget.
 - Adah Leah stated there was not a separate line item this year for marketing.

- Ben White said some of the Main Street Manager's job is marketing.
- Mayor Piwko asked if there was anyone who wanted to speak for or against the 4B budget. No one came forward, so she closed the public hearing at 6:09 p.m.
 - Motion to approve the 4B budget made by Donny Mason
 - 2nd to approve was Michael Hesse
 - All council members voted in favor

III. ADJOURNMENT

Meeting was adjourned at 6:09 p.m.

APPROVE:

Diane C. Piwko, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.D
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	City Financial Report
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

MEMO

To: Benjamin White, City Manager
From: Daphne Hamlin, City Accountant
Date: September 21st, 2017
Subject: August 2017 Budget Report

The monthly budget report will focus on the analysis of budgetary variances of the revenues and expenditures of each of the major operating funds and project the impact on available fund balance. As a benchmark for comparison, we'll bear in mind that as of the end of August, 11/12 months or 91.67% of the fiscal year has passed. For revenues and expenditures occurring evenly throughout the year, we expect to have used or collected close the 91.67% level, and to have 8.33% remaining budget for the remaining of the year.

Presented in this format are: 1) an executive summary describing current budget issues, 2) budgetary comparison schedules of each major operating fund of the city, and 3) a fiscal year to date activity summary for cash and investments.

Executive Summary

The major operating funds that are part of the annual operating budget of the city are the general, water & wastewater, refuse, and electric funds.

General Fund

Total revenues in the general fund are 91.07% collected and total expenses are 91.67%.

Ad Valorem collections currently received is 91.37%. Delinquent Ad Valorem received is 161.85%

Permits & Inspections showing growth total collected \$128.67%

Sales Tax current collection rate of 118.37%. Sales Tax exceeded expectations.

Municipal Court Revenues current collection rate of 81.07%.

Interest Earned is slowly on the rebound, still exceeding expectations, current collection rate 61.16%

Refuse Fund

Total revenues are 102.77% and total expenses are 94.15%.

Water & Wastewater Fund

Total revenues for the Water Fund are 91.67% Water expenses in Administration are 99.03%. Water Department overall expenditures are 90.41%

Total revenues for the Wastewater Fund are 89.45% Wastewater expenses are 67.85%.

Electric Fund

Total revenues are 84.37%; the expenses are at 89.46%, includes transfers to general fund. Revenues compared to August 2016 where at 81.71%.

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES AUGUST 2017

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
Clearing Accounts				
General Fund			\$ 120,235.07	
Permit Fund			\$ (19,126.77)	
Refuse Fund			\$ 68,065.44	
Water Fund			\$ (497,967.39)	
Wastewater Fund			\$ 572,591.07	
Electric Fund			\$ (606,029.12)	
CC Child Safety	\$ 24,356.69			
2012 Bond	\$ 179,435.24			
Law Enf Training	\$ 671.73			
Disbursement Fund	\$ (70,687.78)			
Library Donation Fund	\$ 2,565.64			
Court Tech/Sec	\$ 18,136.60			
JW Spain Grant	\$ 47,879.48			
Grants	\$ 950.51			
CC Bond Farmersville Parkway	\$ 180,000.86			
CC Bond Floyd	\$ (49,667.75)			
Equipment Replacement	\$ 5,322.29			
TOTAL:	\$ 210.10	\$ 338,963.51	\$ (362,231.70)	\$ (23,268.19)
Debt Service Accounts				
County Tax Deposit (FNB 0807)(Debt Service)	\$ 119.69	\$ 129,101.89		
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$ 92.21	\$ 108,765.35		
TOTAL:	\$ 211.90	\$ 237,867.24		\$ 237,867.24
Appropriated Surplus Investment Accounts				
Customer meter deposits (Texpool 0008)	\$ 92.00	\$ 108,554.93		
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$ 963.54	\$ 1,097,799.55		
TOTAL:	\$ 1,055.54	\$ 1,206,354.48	\$ -	\$ 1,206,354.48
Unassigned Surplus Investment Accounts				
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$ 735.30	\$ 866,700.00		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 506.39	\$ 597,382.07		
Water/WW Fund (Texpool 00017)(Capital)	\$ 644.14	\$ 759,879.67		
Elec. Fund (Texpool 0005) (Operating)	\$ 42.41	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 273.98	\$ 323,168.34		
Elec. Surcharge (Texpool 0015)	\$ 103.43	\$ 121,997.91		
Money Market Acct. (FNB 092)	\$ 9.36		\$ 73,444.60	
TOTAL:	\$ 2,315.01	\$ 2,719,127.99	\$ 73,444.60	\$ 2,792,572.59
Contractor Managed Accounts Nonspendable				
NTMWD Sewer Plant Maint. Fund		\$ 18,100.17		
TOTAL APPROPRIATED SURPLUS		\$ 18,100.17	\$ -	\$ 18,100.17
TOTAL CASH & INVESTMENT ACCOUNTS		\$ 4,520,413.39	\$ (288,787.10)	\$ 4,231,626.29

SUMMARY OF CASH BALANCES AUGUST 2017

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account (Independent Bank 7909)	\$	5.65	\$	145,654.85	
FEDC 4A Investment Account (Texpool 0001)	\$	740.08	\$	873,068.39	
FEDC 4A Certificate of Deposit (Independent Bank)	\$	74.31	\$	250,000.00	
TOTAL:	\$	820.04	\$	1,268,723.24	\$ - \$ 1,268,723.24

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	9.52	\$	249,239.91	
FCDC 4B Investment Account (Texpool 0001)	\$	72.56	\$	85,646.36	
TOTAL:	\$	82.08	\$	334,886.27	\$ - \$ 334,886.27

TIRZ Account					
County Tax Deposits (FNB 01276)	\$	197.46	\$	236,469.32	
TOTAL:	\$	197.46	\$	236,469.32	\$ - \$ 236,469.32

Note: Salmon color used to indicate an item dedicated to a specific project or need

Note: Standard & Poor's Rating Service assigned A+/long-term stable rating to Farmersville, Texas

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

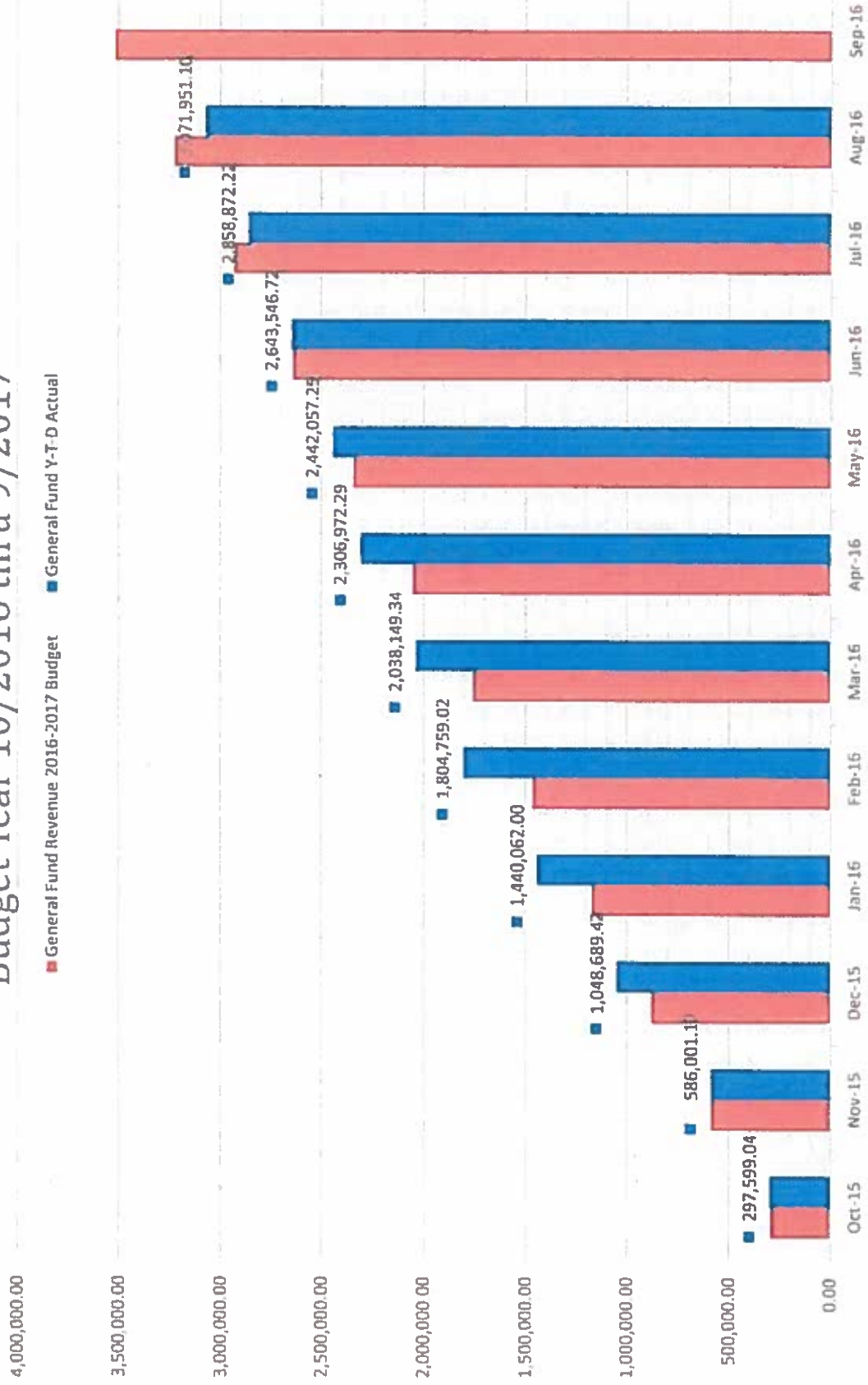
The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin completed to satisfy that requirement:

Daphne Hamlin

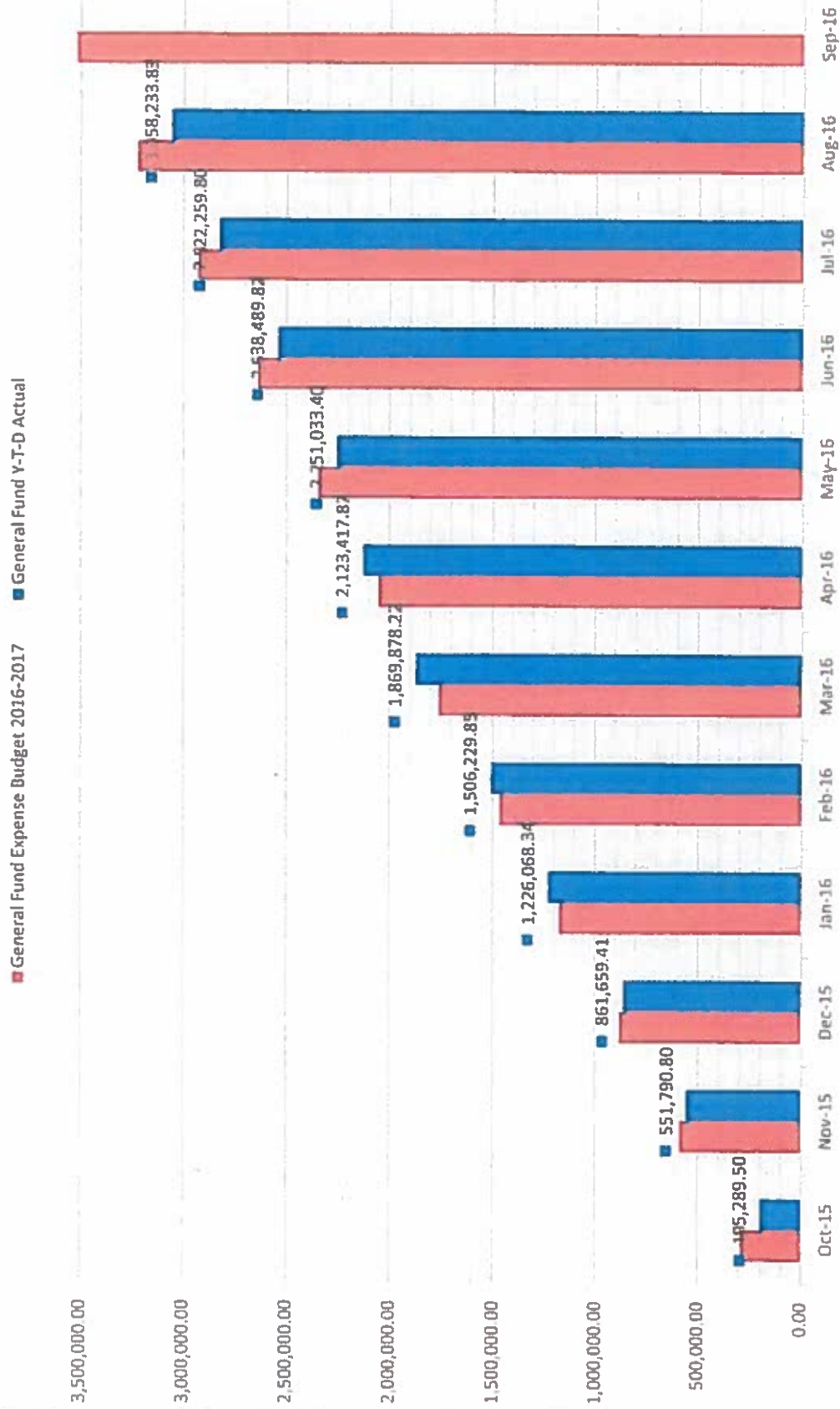
Daphne Hamlin, City Investment Officer

07-2017 NCTCOG - Public Funds Inv Act.

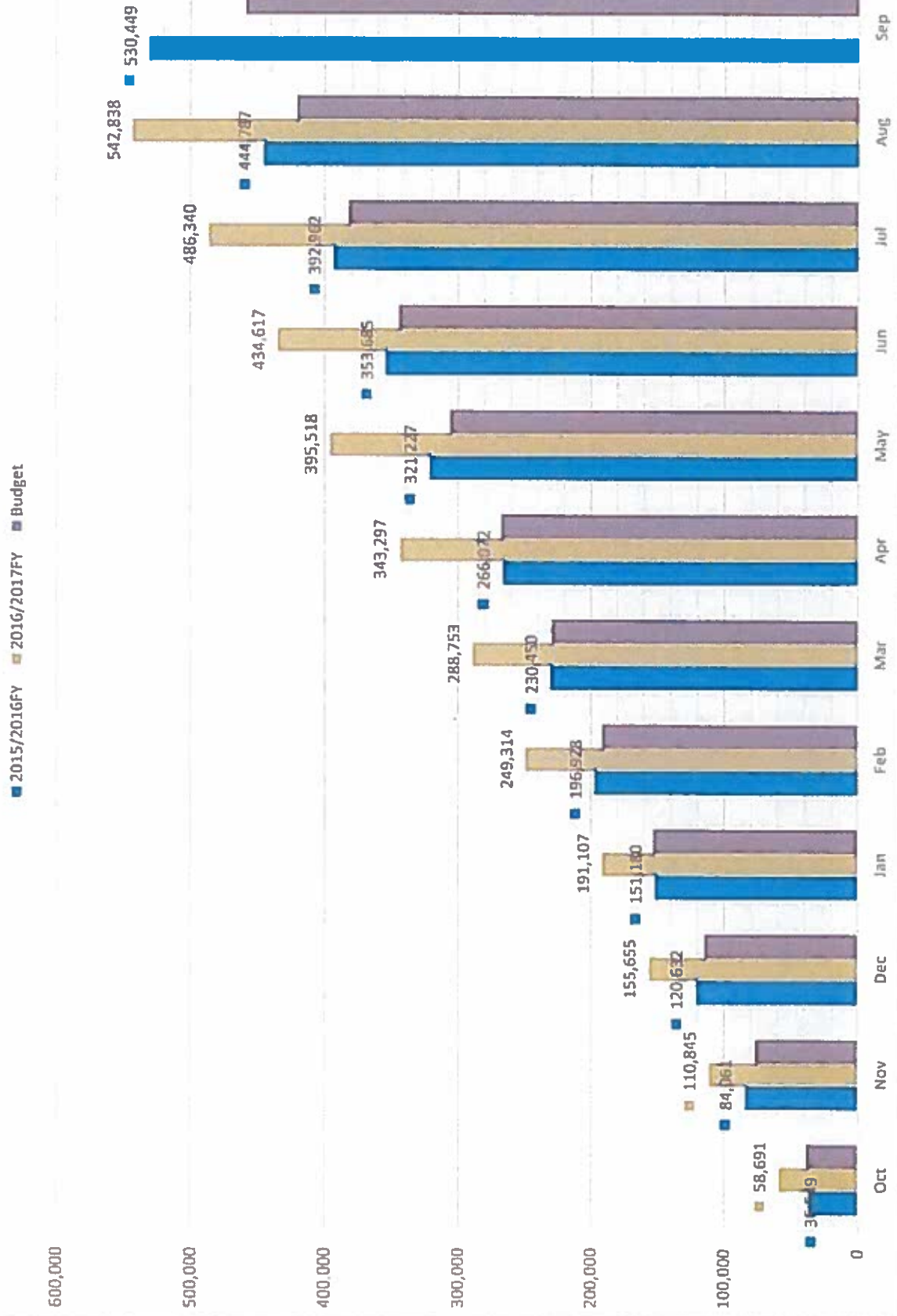
General Fund Revenue Progress Budget Year 10/2016 thru 9/2017



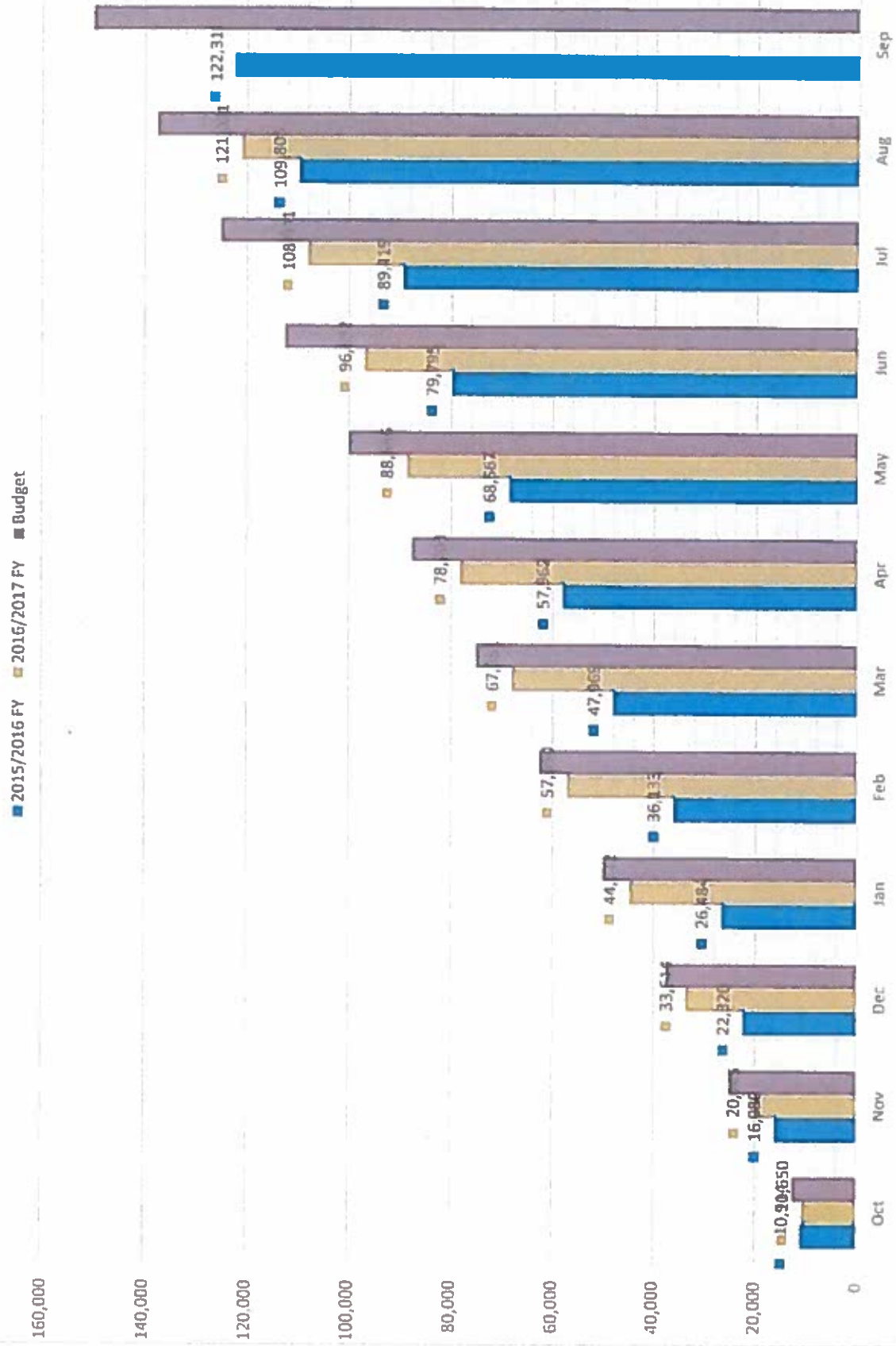
General Fund Expense Budget Year 10/2016 thru 9/2017



Sales Tax Chart Comparison



Municipal Court Revenue Comparison Chart



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
00-REVENUE	3,373,230	213,078.88	3,071,951.10	0.00	301,278.90	91.07
TOTAL REVENUES	3,373,230	213,078.88	3,071,951.10	0.00	301,278.90	91.07
EXPENDITURE SUMMARY						
00-TRANSFER OUT						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
11-MAYOR & CITY COUNCIL						
PERSONNEL SERVICES	2,040	170.00	1,850.00	0.00	190.00	90.69
CONTRACTS & PROF. SVCS	150	0.00	1,000.00	0.00	850.00	666.67
MAINTENANCE	0	0.00	172.00	0.00	172.00	0.00
MISCELLANEOUS	11,355	0.00	9,218.71	0.00	2,136.29	81.19
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 11-MAYOR & CITY COUNCIL	13,545	170.00	12,240.71	0.00	1,304.29	90.37
12-ADMINISTRATION						
PERSONNEL SERVICES	276,617	22,299.67	236,567.07	0.00	40,049.93	85.52
CONTRACTS & PROF. SVCS	126,200	3,586.58	147,930.03	0.00	21,730.03	117.22
MAINTENANCE	101,590	4,656.95	72,681.21	7,364.22	21,544.57	78.79
UTILITIES	21,100	11,022.03	21,234.04	0.00	134.04	100.64
SUPPLIES	23,000	1,815.69	19,722.50	0.00	3,277.50	85.75
MISCELLANEOUS	45,750	3,216.50	34,548.04	0.00	11,201.96	75.51
CAPITAL EXPENDITURES	115,642	0.00	146,244.17	399.61	31,001.93	126.81
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 12-ADMINISTRATION	709,899	24,553.36	678,927.06	7,763.83	23,207.96	96.73
14-MUNICIPAL COURT						
PERSONNEL SERVICES	140,325	10,614.58	128,515.07	0.00	11,809.93	91.58
CONTRACTS & PROF. SVCS	25,150	1,510.00	16,579.30	0.00	8,570.70	65.92
MAINTENANCE	11,530	558.05	10,692.90	0.00	837.10	92.74
UTILITIES	1,200	139.87	1,190.16	0.00	9.84	99.18
SUPPLIES	8,500	1,166.56	5,855.66	0.00	2,644.34	68.89
MISCELLANEOUS	8,200	167.49	7,410.13	0.00	789.87	90.37
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 14-MUNICIPAL COURT	194,905	14,156.55	170,243.22	0.00	24,661.78	87.35
15-LIBRARY						
PERSONNEL SERVICES	124,405	9,558.70	111,856.18	0.00	12,548.82	89.91
CONTRACTS & PROF. SVCS	0	0.00	57.30	0.00	57.30	0.00
MAINTENANCE	34,220	4,065.33	26,565.66	1,693.20	5,961.14	82.58
UTILITIES	9,750	1,296.40	9,672.05	0.00	77.95	99.20
SUPPLIES	3,700	74.56	3,496.69	0.00	203.31	94.51

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS	3,850	0.00	4,023.08	0.00	173.08	104.50
CAPITAL EXPENDITURES	15,000	2,021.99	12,207.60	0.00	2,792.40	81.38
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 15-LIBRARY	190,925	17,016.98	167,878.56	1,693.20	21,353.24	88.82
16-CIVIC/CENTER						
UTILITIES	16,000	1,421.93	10,852.50	0.00	5,147.50	67.83
TOTAL 16-CIVIC/CENTER	16,000	1,421.93	10,852.50	0.00	5,147.50	67.83
21-POLICE DEPT.						
PERSONNEL SERVICES	796,112	61,487.09	705,446.27	0.00	90,665.73	88.61
CONTRACTS & PROF. SVCS	49,226	72.90	48,128.45	0.00	1,097.69	97.77
MISCELLANEOUS	1,000	0.00	42.85	0.00	957.15	4.29
MAINTENANCE	76,618	10,661.47	59,685.99	7,547.76	9,384.25	87.75
UTILITIES	40,500	3,436.55	33,908.72	0.00	6,591.28	83.73
SUPPLIES	51,268	5,637.43	47,877.54	0.00	3,390.19	93.39
MISCELLANEOUS	27,000	291.00	19,002.62	1,395.00	6,602.38	75.55
CAPITAL EXPENDITURES	44,842	0.00	44,841.87	0.00	0.08	100.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 21-POLICE DEPT.	1,086,566	81,586.44	958,934.31	8,942.76	118,688.75	89.08
22-FIRE DEPT.						
PERSONNEL SERVICES	181,692	12,637.42	178,212.17	0.00	3,479.83	98.08
CONTRACTS & PROF. SVCS	42,639	10,364.66	42,383.00	0.00	256.00	99.40
MISCELLANEOUS	500	0.00	53.83	0.00	446.17	10.77
MAINTENANCE	33,780	1,267.95	24,728.17	83.52	8,968.31	73.45
UTILITIES	1,500	211.96	2,127.68	0.00	627.68	141.85
SUPPLIES	25,258	1,509.89	10,970.05	233.77	14,054.36	44.36
MISCELLANEOUS	17,000	277.80	15,622.55	625.00	752.45	95.57
CAPITAL EXPENDITURES	40,500	0.00	63.00	0.00	40,563.00	0.16
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 22-FIRE DEPT.	342,869	26,269.68	274,034.45	942.29	67,892.44	80.20
34-STREET SYSTEM						
PERSONNEL SERVICES	210,852	17,567.69	116,541.94	0.00	94,310.06	55.27
CONTRACTS & PROF. SVCS	7,800	2,731.75	8,126.05	0.00	326.05	104.18
MISCELLANEOUS	112,942	8,848.47	109,462.39	2,968.90	510.71	99.55
MAINTENANCE	6,500	12.40	1,551.10	0.00	4,948.90	23.86
UTILITIES	8,950	563.07	5,836.58	0.00	3,113.42	65.21
SUPPLIES	11,000	545.69	5,405.04	0.00	5,594.96	49.14
MISCELLANEOUS	1,500	133.44	714.84	0.00	785.16	47.66
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 34-STREET SYSTEM	359,544	30,402.51	247,637.94	2,968.90	108,937.16	69.70
60-PUBLIC WORKS BLDG						
PERSONNEL SERVICES	44,875	7,092.53	106,399.10	0.00	61,524.10	237.10
CONTRACTS & PROF. SVCS	13,500	1,320.00	8,724.83	0.00	4,775.17	64.63
MISCELLANEOUS	45,500	1,468.87	30,976.67	1.00	14,522.33	68.08
MAINTENANCE	62,000	255.50	2,152.12	0.00	59,847.88	3.47
UTILITIES	21,940	1,609.82	15,938.31	0.00	6,001.69	72.64

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SUPPLIES	500	0.00	0.00	0.00	500.00	0.00
MISCELLANEOUS	250	0.00	82.00	0.00	168.00	32.80
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 60-PUBLIC WORKS BLDG	188,565	11,746.72	164,273.03	1.00	24,290.97	87.12
39-PARKS						
PERSONNEL SERVICES	40,625	3,753.94	45,934.23	0.00	5,309.23	113.07
CONTRACTS & PROF. SVCS	81,750	4,295.00	54,920.21	0.00	26,829.79	67.18
MISCELLANEOUS	20,000	4,210.23	25,687.80	1,207.25	6,895.05	134.48
MAINTENANCE	16,500	2,738.55	14,033.97	0.00	2,466.03	85.05
UTILITIES	82,100	9,473.59	52,079.47	0.00	30,020.53	63.43
SUPPLIES	7,500	0.00	1,395.91	0.00	6,104.09	18.61
MISCELLANEOUS		126.04	126.04	0.00	373.96	25.21
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 39-PARKS	248,975	24,597.35	194,177.63	1,207.25	53,590.12	78.48
71-DEBT SERVICE						
DEBT SERVICE	163,606	4,052.51	178,480.56	0.00	14,874.56	109.09
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 71-DEBT SERVICE	163,606	4,052.51	178,480.56	0.00	14,874.56	109.09
TOTAL EXPENDITURES	3,515,399	235,974.03	3,057,679.97	23,519.23	434,199.65	87.65
REVENUE OVER/(UNDER) EXPENDITURES	(142,169)	22,895.15	14,271.13	23,519.23	132,920.75	6.51

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

100-GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE	715,870	4,917.69	654,055.21	0.00	61,814.79	91.37
100.00.5711.000 AD VALOREM TAX	0	0.00	0.00	0.00	0.00	0.00
100.00.5712.000 CC CONV FEE COURT	12,400	0.00	20,070.00	0.00	7,670.00	161.85
100.00.5713.000 DEL. TAX, PEN. & INT.	0	0.00	0.00	0.00	0.00	0.00
100.00.5714.000 CC CONV FEE UTILITY	0	0.00	0.00	0.00	0.00	0.00
100.00.5715.000 TIRZ	0	0.00	0.00	0.00	0.00	0.00
100.00.5721.000 SALES TAX	458,600	56,497.90	542,841.62	0.00	84,241.62	118.37
100.00.5722.000 BEVERAGE TAX	2,600	0.00	2,603.27	0.00	3.27	100.13
100.00.5730.000 FRANCHISE FEES - GARBAGE	38,442	2,717.39	29,865.52	0.00	8,576.48	77.69
100.00.5731.000 FRANCHISE FEES - GAS	34,000	0.00	28,267.49	0.00	5,732.51	83.14
100.00.5732.000 SKYBEAM	58,320	4,860.00	53,460.00	0.00	4,860.00	91.67
100.00.5733.000 ELEC. FUND FRANCHISE FEE	6,500	5.76	7,197.56	0.00	697.56	110.73
100.00.5734.000 FRANCHISE FEES - TELE.	4,500	763.15	9,567.32	0.00	5,067.32	212.61
100.00.5735.000 FRANCHISE FEES - CABLE	13,000	3,331.64	6,631.85	0.00	6,368.15	51.01
100.00.5736.000 FRANCHISE FEES - OTHER	0	0.00	0.00	0.00	0.00	0.00
100.00.5741.000 PERMITS & INSPECTIONS	35,000	2,887.50	45,033.22	0.00	10,033.22	128.67
100.00.5742.000 PLANNING & ZONING FEES	2,000	0.00	0.00	0.00	2,000.00	0.00
100.00.5743.000 FEES	100	0.00	70.00	0.00	30.00	70.00
100.00.5744.000 PENALTIES	150,000	12,980.20	121,605.21	0.00	28,394.79	81.07
100.00.5745.000 CNTY FIRE RUNS	111,427	0.00	106,287.93	0.00	5,139.07	95.39
100.00.5746.000 UNION SHED RENTAL	1,000	200.00	850.00	0.00	150.00	85.00
100.00.5747.000 COUNTY LIBRARY FUND	15,960	0.00	14,308.33	0.00	1,651.67	89.65
100.00.5748.000 MICRO CHIP PROGRAM	0	0.00	0.00	0.00	0.00	0.00
100.00.5749.000 MUN. CT. BLDG. SECURITY	0	0.00	0.00	0.00	0.00	0.00
100.00.5750.000 MAIN STREET EVENTS	0	0.00	0.00	0.00	0.00	0.00
100.00.5751.000 MUN. CT. TECHNOLOGY FUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5754.000 GRANT PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
100.00.5758.000 T-MOBILE LEASE	16,747	0.00	15,352.04	0.00	1,394.96	91.67
100.00.5759.000 GAMING MACHINE LICENSE	0	0.00	600.00	0.00	600.00	0.00
100.00.5760.000 SRO SUPPORT	0	0.00	0.00	0.00	0.00	0.00
100.00.5762.000 INTEREST EARNED	1,050	945.40	6,448.70	0.00	0.00	0.00
100.00.5763.000 FEDC 4A STAFF SUPPORT	600	1,000.00	1,000.00	0.00	5,398.70	614.16
100.00.5764.000 FCDC IMPROVEMENTS	0	0.00	0.00	0.00	400.00	166.67
100.00.5765.000 RENT E. TX. MED CTR.	12,000	1,000.00	12,000.00	0.00	0.00	0.00
100.00.5766.000 FEDC IMPROVEMENT FUND	0	0.00	0.00	0.00	0.00	100.00
100.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5768.000 S W BELL LEASE	7,200	1,230.95	5,328.36	0.00	0.00	0.00
100.00.5769.000 OTHER INCOME	25,000	958.81	20,432.58	0.00	1,871.64	74.01
100.00.5770.000 C.C. CHILD SAFETY	0	0.00	0.00	0.00	4,567.42	81.73
100.00.5771.000 ATHLETIC COMPLEX	0	0.00	0.00	0.00	0.00	0.00
100.00.5772.000 PUBLIC WORKS REVENUE	0	460.00	2,867.00	0.00	0.00	0.00
100.00.5773.000 REVENUE RESCUE	0	0.00	0.00	0.00	2,867.00	0.00
100.00.5774.000 ALARM FEE	700	50.00	550.00	0.00	0.00	0.00
100.00.5775.000 TEXAS FOREST SERVICE GRA	0	0.00	0.00	0.00	150.00	78.57
100.00.5776.000 LIBRARY GRANT	0	0.00	0.00	0.00	0.00	0.00
100.00.5777.000 BRICK CAMPAIGN	0	0.00	0.00	0.00	0.00	0.00
100.00.5778.000 PARK DEDICATION FEE	0	0.00	0.00	0.00	0.00	0.00
100.00.5790.000 COURT EOY CORRECTION	0	0.00	0.00	0.00	0.00	0.00

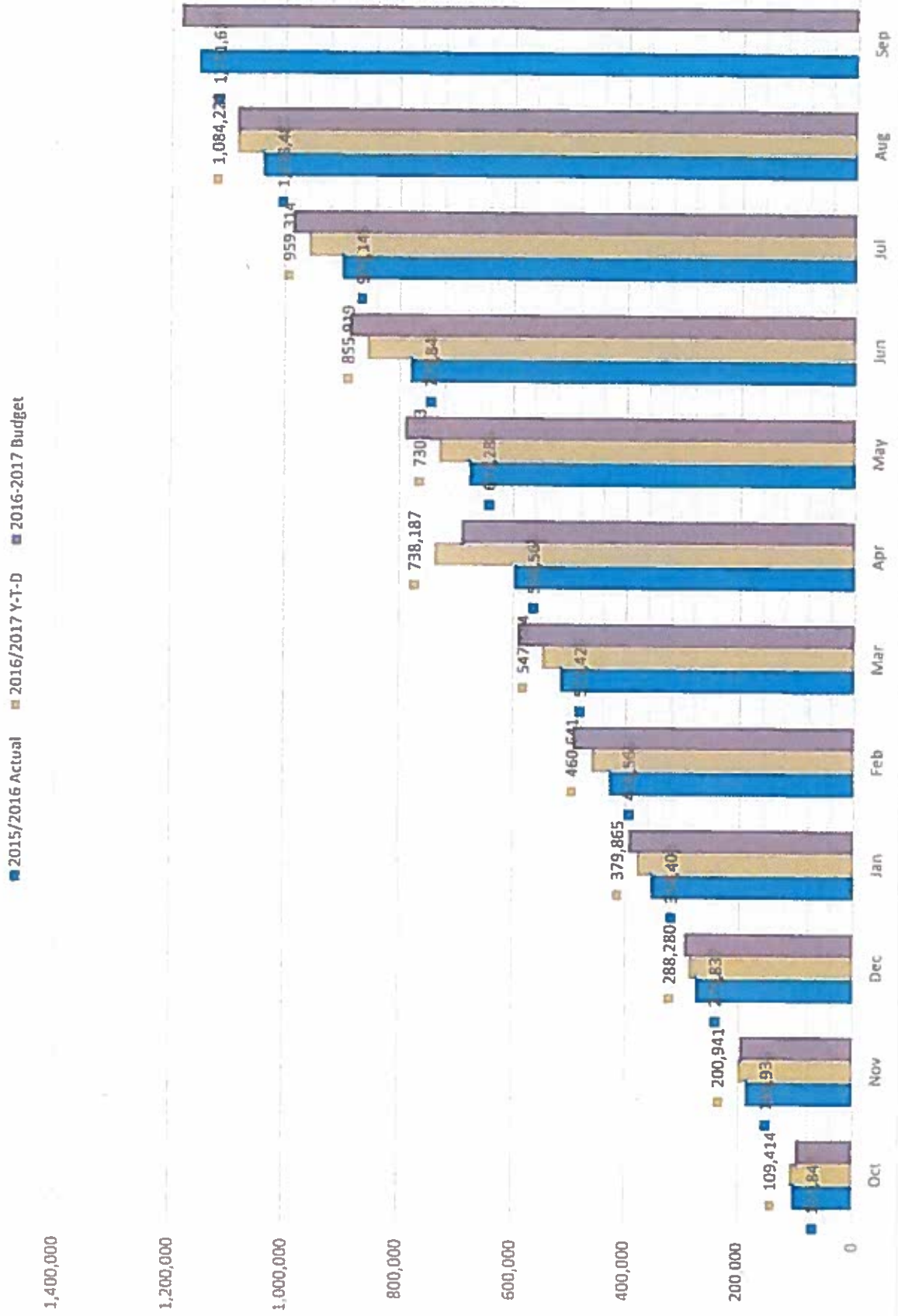
CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

100-GENERAL FUND

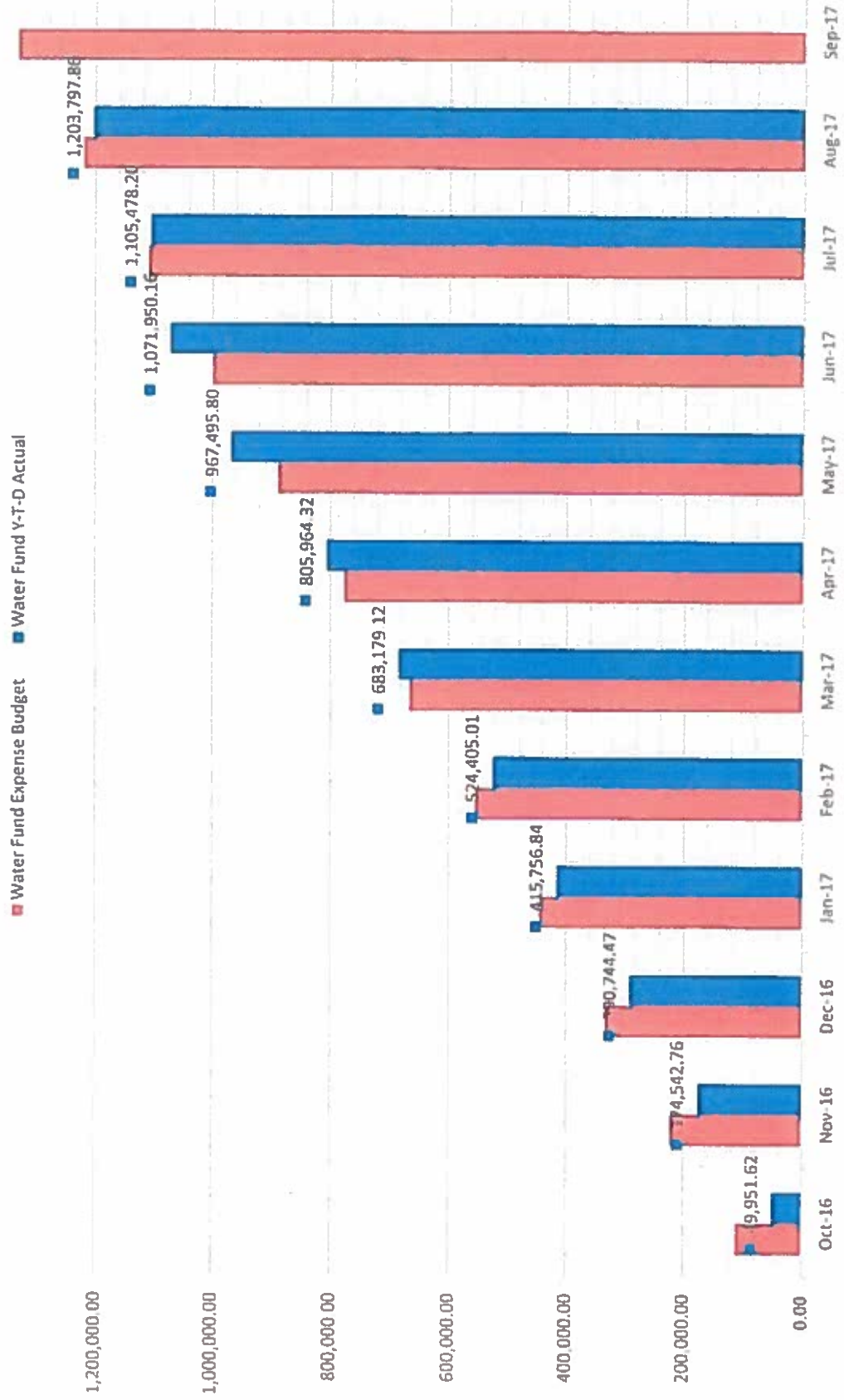
% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
100.00.5791.000 4B SUPPORT REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5792.000 ADM.SUPPORT CHARGES	20,710	1,725.83	18,984.13	0.00	1,725.87	91.67
100.00.5793.000 RENT RECEIVED	3,600	300.00	3,300.00	0.00	300.00	91.67
100.00.5794.000 CIVIC RENT	5,500	500.00	5,360.50	0.00	139.50	97.46
100.00.5795.000 4B SALARY	63,793	0.00	63,800.00	0.00	7.00	100.01
100.00.5796.000 KCS RAILWAY MOWING	0	0.00	0.00	0.00	0.00	0.00
100.00.5797.000 MARKETING	0	0.00	0.00	0.00	0.00	0.00
100.00.5798.000 STEP PROGRAM	0	0.00	0.00	0.00	0.00	0.00
100.00.5799.000 CAPITAL LEASE REFUNDING	0	0.00	0.00	0.00	0.00	0.00
100.00.5939.000 FORESTRY SVC GRANT	0	0.00	0.00	0.00	0.00	0.00
100.00.5991.000 TRANSFERS IN-OTHER FUNDS	1,388,960	115,746.66	1,273,213.26	0.00	115,746.74	91.67
100.00.5992.000 SALE OF FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
100.00.5994.000 LEASE PURCHASE PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
100.00.5995.000 TRANSFERS-RESERVE	167,651	0.00	0.00	0.00	167,651.00	0.00
100.00.5998.000 TRANS. IN- GEN.FND.SURPLU	0	0.00	0.00	0.00	0.00	0.00
100.00.5999.000 TRANS. IN-PARK IMP.SURPLU	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	3,373,230	213,078.88	3,071,951.10	0.00	301,278.90	91.07
TOTAL REVENUE	3,373,230	213,078.88	3,071,951.10	0.00	301,278.90	91.07

Water Revenue Comparison Chart



Water Fund Expense Budget Year 10/2016 thru 9/2017



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

700-WATER FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	1,182,736	124,908.31	1,084,222.98	0.00	98,513.02	91.67
TOTAL REVENUES	1,182,736	124,908.31	1,084,222.98	0.00	98,513.02	91.67
<u>EXPENDITURE SUMMARY</u>						
00-TRANSFER OUT						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
12-ADMINISTRATION						
PERSONNEL SERVICES	68,711	5,342.28	65,056.38	0.00	3,654.62	94.68
CONTRACTS & PROF. SVCS	700	45.00	102.30	0.00	597.70	14.61
MAINTENANCE	23,197	591.45	27,638.50	0.00	4,441.50	119.15
UTILITIES	6,350	103.56	4,772.27	0.00	1,577.73	75.15
SUPPLIES	1,000	261.33	2,214.70	0.00	1,214.70	221.47
MISCELLANEOUS	10,500	846.35	9,597.66	0.00	902.34	91.41
TOTAL 12-ADMINISTRATION	110,458	7,189.97	109,381.81	0.00	1,076.19	99.03
52-STORM WATER SYSTEM						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0	0.00	4,500.00	0.00	4,500.00	0.00
UTILITIES	0	0.00	0.00	0.00	0.00	0.00
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 52-STORM WATER SYSTEM	0	0.00	4,500.00	0.00	4,500.00	0.00
35-WATER DEPT.						
PERSONNEL SERVICES	136,590	11,230.73	196,255.79	0.00	59,665.79	143.68
CONTRACTS & PROF. SVCS	73,655	3,913.53	106,785.53	1.00	33,131.53	144.98
MISCELLANEOUS	122,000	1,589.62	51,245.67	3.00	70,751.33	42.01
MAINTENANCE	5,500	1,010.19	2,922.34	0.00	2,577.66	53.13
UTILITIES	26,550	3,017.61	28,049.01	0.00	1,499.01	105.65
SUPPLIES	720,852	59,743.19	590,091.63	0.00	130,760.37	81.86
MISCELLANEOUS	14,000	468.66	2,848.32	0.00	11,151.68	20.35
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	121,874	10,156.16	111,717.76	0.00	10,156.24	91.67
TOTAL 35-WATER DEPT.	1,221,021	91,129.69	1,089,916.05	4.00	131,100.95	89.26
TOTAL EXPENDITURES	1,331,479	98,319.66	1,203,797.86	4.00	127,677.14	90.41
REVENUE OVER/(UNDER) EXPENDITURES	(148,743)	26,588.65	(119,574.88)	(4.00)	29,164.12	80.39

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

700-WATER FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
700.00.5714.000 CC CONV. FEE	0	0.00	0.00	0.00	0.00	0.00
700.00.5743.000 CONNECT FEE	3,500	690.00	4,898.99	0.00	1,398.99	139.97
700.00.5744.000 PENALTIES	15,000	702.01	12,653.57	0.00	2,346.43	84.36
700.00.5745.000 AGREEMENTS AND CONTRACTS	129,000	13,978.87	164,265.88	0.00	35,265.88	127.34
700.00.5746.000 IMPACT FEE	4,055	0.00	787.00	0.00	3,268.00	19.41
700.00.5751.000 CITY WATER SALES	1,028,481	108,939.04	896,034.46	0.00	132,446.54	87.12
700.00.5753.000 WATER TAP FEES	1,200	0.00	1,200.00	0.00	0.00	100.00
700.00.5762.000 INTEREST EARNED	1,500	598.39	4,377.08	0.00	2,877.08	291.81
700.00.5767.000 OTHER REVENUE	0	0.00	6.00	0.00	6.00	0.00
700.00.5769.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
700.00.5993.000 TRANSFER IN	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	1,182,736	124,908.31	1,084,222.98	0.00	98,513.02	91.67
TOTAL REVENUE	1,182,736	124,908.31	1,084,222.98	0.00	98,513.02	91.67

City Sewer Sales Comparison Chart

■ 2015/2016-FY ■ 2016/2017 Y-T-D Actual ■ Budget 2016/2017

1,200,000

1,000,000

800,000

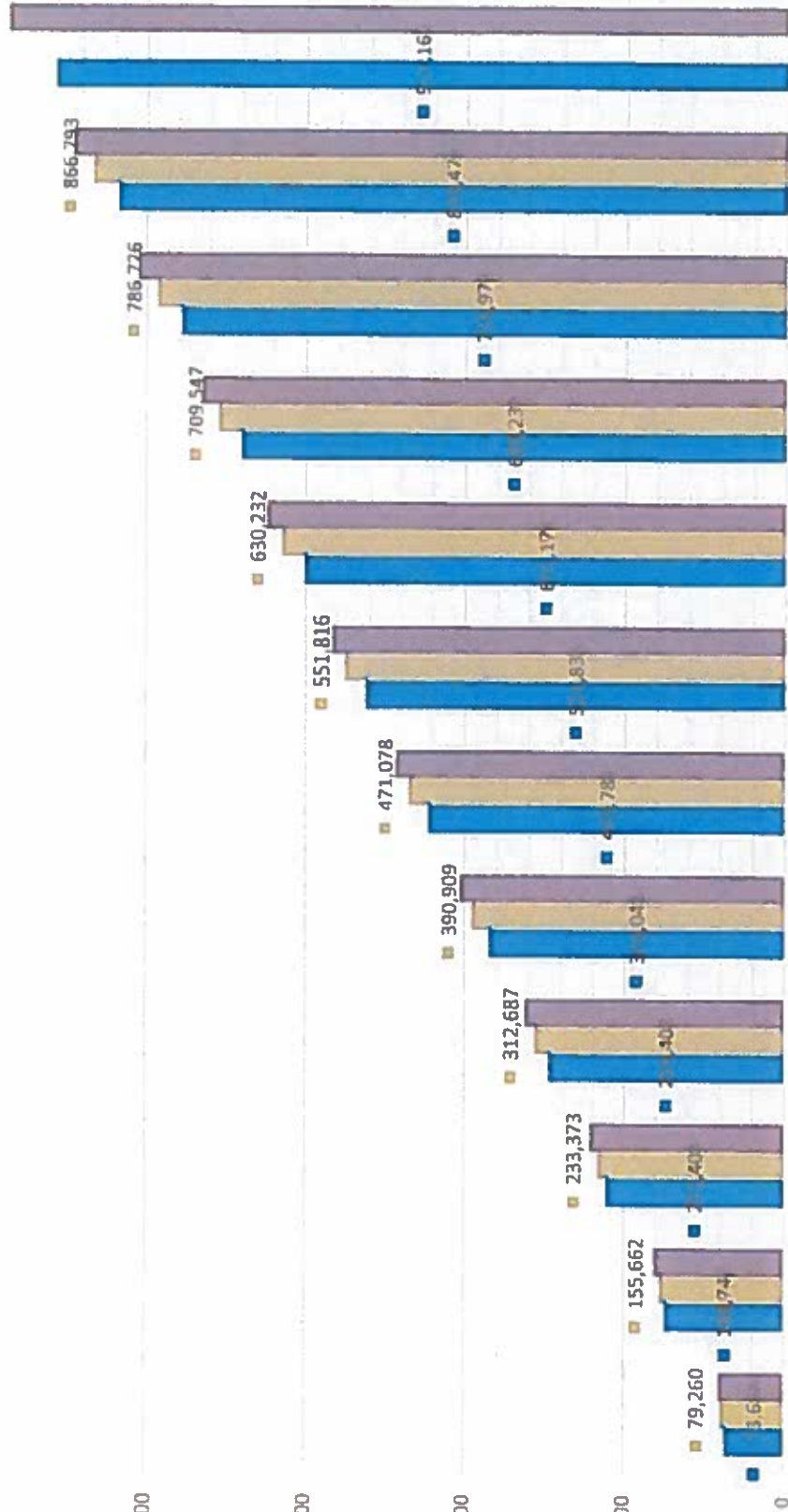
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400,000

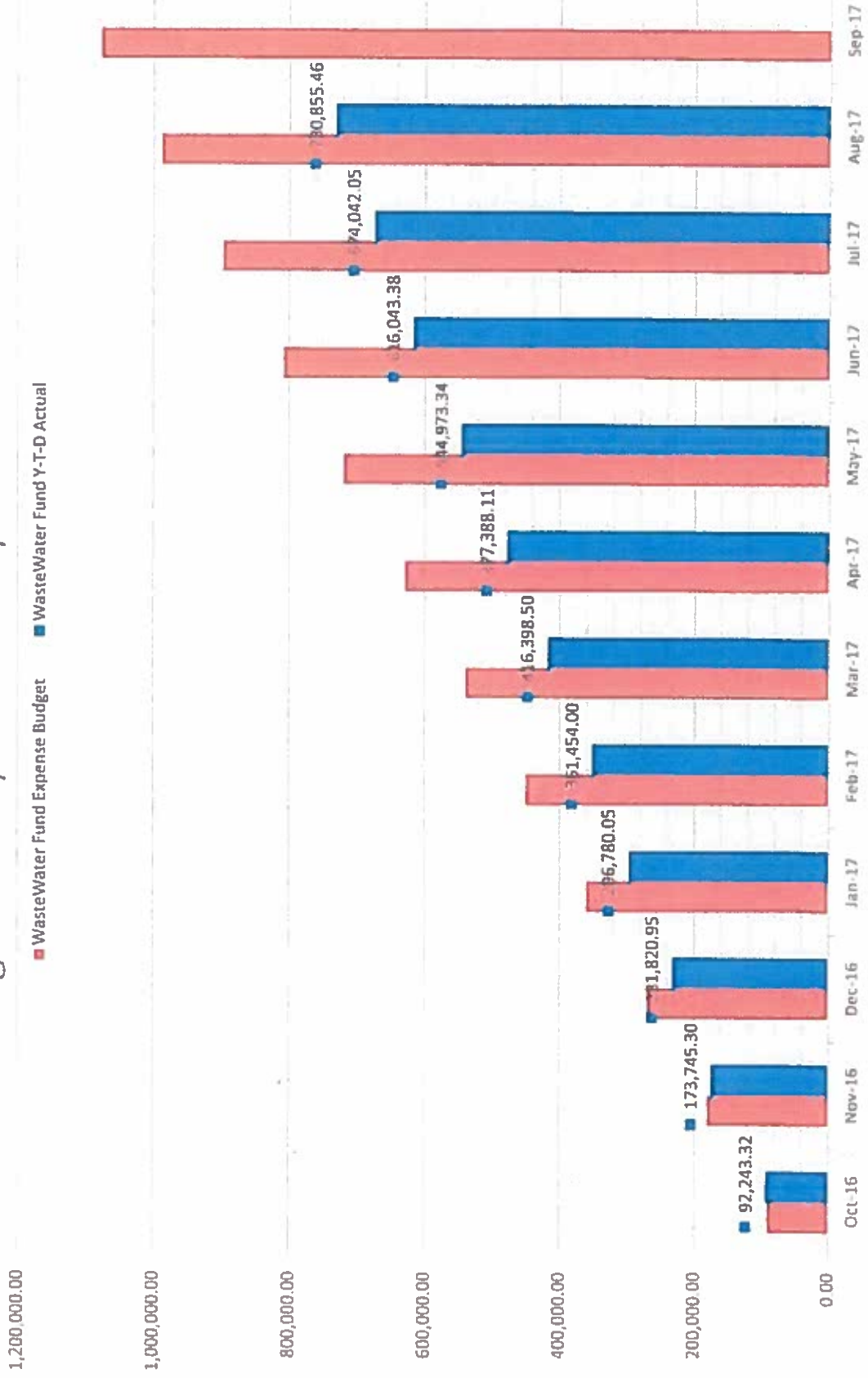
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Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep



Wastewater Fund Expense Budget Year 10/2016 thru 9/2017



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017705-WASTEWATER
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	992,161	81,770.47	887,482.18	0.00	104,678.82	89.45
TOTAL REVENUES	992,161	81,770.47	887,482.18	0.00	104,678.82	89.45
<u>EXPENDITURE SUMMARY</u>						
00-TRANSFER OUT						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
12-ADMINISTRATION						
PERSONNEL SERVICES	69,091	1,327.28	17,934.65	0.00	51,156.35	25.96
TOTAL 12-ADMINISTRATION	69,091	1,327.28	17,934.65	0.00	51,156.35	25.96
36-WASTEWATER SYSTEM						
PERSONNEL SERVICES	114,325	3,669.09	70,016.86	0.00	44,308.14	61.24
CONTRACTS & PROF. SVCS	14,640	938.49	19,826.09	0.00	5,186.09	135.42
MISCELLANEOUS	64,000	485.42	14,814.89	2.00	49,183.11	23.15
MAINTENANCE	408,450	27,856.00	348,210.08	1.00	60,238.92	85.25
UTILITIES	13,375	926.44	9,697.65	0.00	3,677.35	72.51
SUPPLIES	5,500	545.69	4,809.89	0.00	690.11	87.45
MISCELLANEOUS	5,000	0.00	130.35	0.00	4,869.65	2.61
DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	130,000	0.00	13,700.00	0.00	116,300.00	10.54
TRANSFERS	252,780	21,065.00	231,715.00	0.00	21,065.00	91.67
TOTAL 36-WASTEWATER SYSTEM	1,008,070	55,486.13	712,920.81	3.00	295,146.19	70.72
TOTAL EXPENDITURES	1,077,161	56,813.41	730,855.46	3.00	346,302.54	67.85
REVENUE OVER/(UNDER) EXPENDITURES	(85,000)	24,957.06	156,626.72 (3.00)	241,623.72)	184.26-

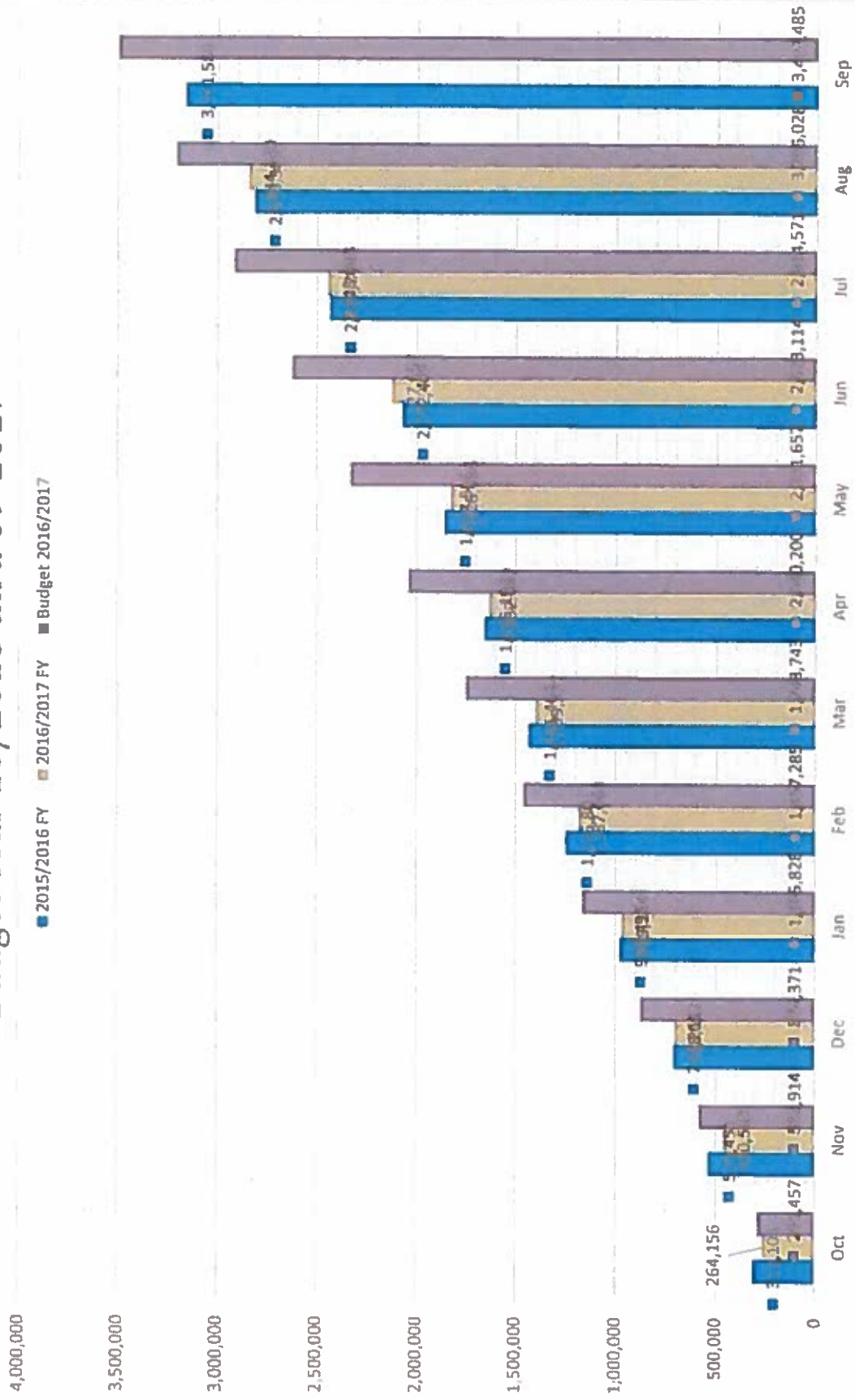
CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

705-WASTEWATER

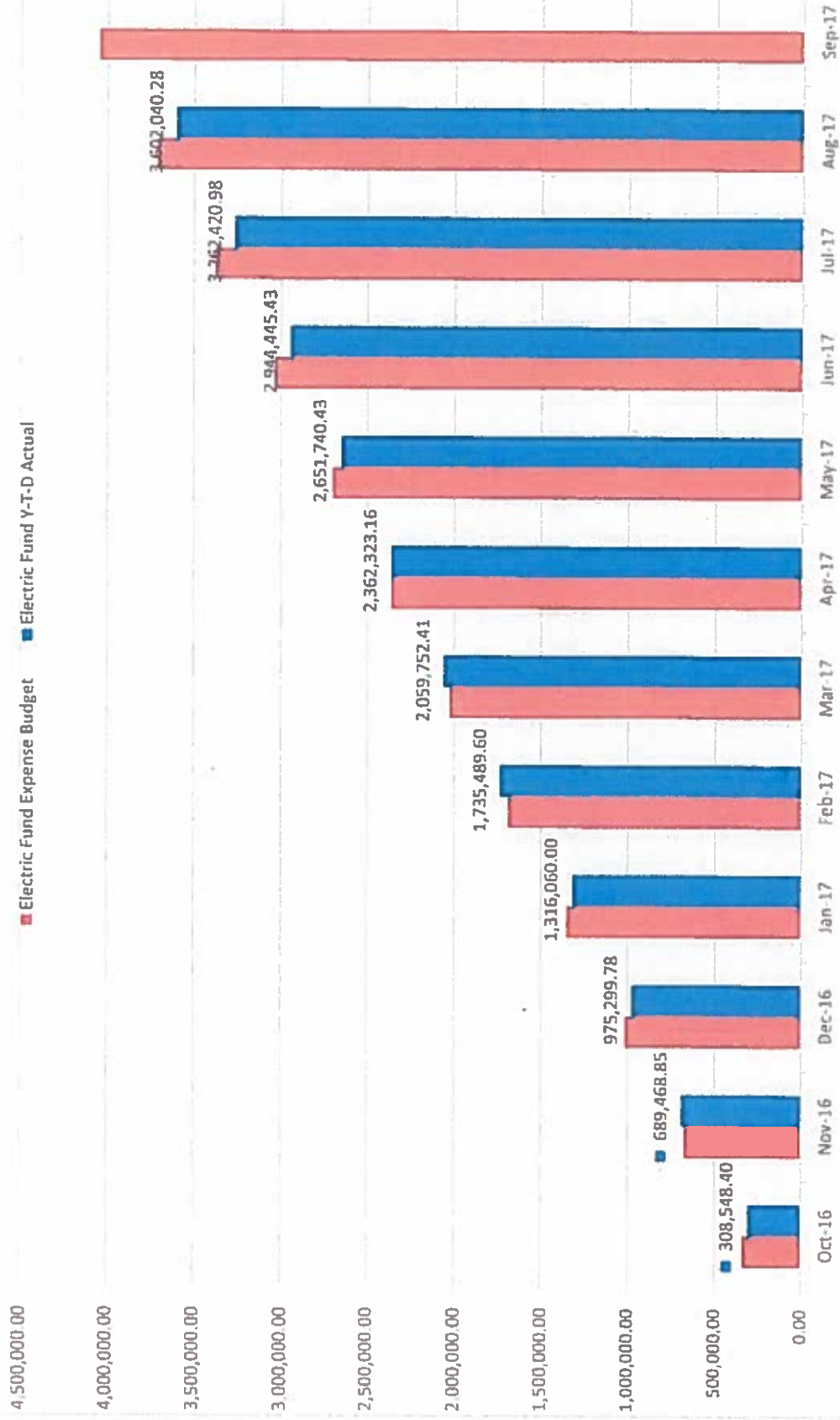
% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
705.00.5741.000 SEWER SALES	972,970	80,067.59	866,796.61	0.00	106,173.39	89.09
705.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
705.00.5744.000 PENALTIES	16,941	1,058.74	12,364.82	0.00	4,576.18	72.99
705.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
705.00.5746.000 IMPACT FEE	0	0.00	2,507.00	0.00	2,507.00	0.00
705.00.5753.000 SEWER TAP FEE	1,050	0.00	1,200.00	0.00	150.00	114.29
705.00.5762.000 INTEREST EARNED	1,200	644.14	4,613.75	0.00	3,413.75	384.48
705.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
705.00.5768.000 SEWER BACKUP SERVICES	0	0.00	0.00	0.00	0.00	0.00
705.00.5995.000 TRANSFER IN RESERVES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	992,161	81,770.47	887,482.18	0.00	104,678.82	89.45
TOTAL REVENUE	992,161	81,770.47	887,482.18	0.00	104,678.82	89.45

City Electric Sales Comparison Budget Year 10/2016 thru 09-2017



Electric Fund Expense Budget Year 10/2016 thru 9/2017



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

715-ELECTRIC FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	4,047,985	481,451.25	3,415,349.00	0.00	632,636.00	84.37
TOTAL REVENUES	4,047,985	481,451.25	3,415,349.00	0.00	632,636.00	84.37
<u>EXPENDITURE SUMMARY</u>						
12-ADMINISTRATION						
PERSONNEL SERVICES	46,561	4,127.04	50,273.95	0.00	3,712.95	107.97
TOTAL 12-ADMINISTRATION	46,561	4,127.04	50,273.95	0.00	3,712.95	107.97
37-ELECTRIC DEPT.						
PERSONNEL SERVICES	446,058	32,877.20	392,853.94	0.00	53,204.06	88.07
CONTRACTS & PROF. SVCS	69,500	2,519.56	76,758.79	0.00	7,258.79	110.44
MISCELLANEOUS	174,800	19,262.78	103,812.53	15,454.06	55,533.84	68.23
MAINTENANCE	20,620	425.94	11,032.67	0.00	9,587.33	53.50
UTILITIES	13,750	1,140.28	10,516.47	0.00	3,233.53	76.48
SUPPLIES	2,034,382	200,353.06	1,811,006.66	0.00	223,375.34	89.02
MISCELLANEOUS	19,090	646.28	12,762.38	0.00	6,327.62	66.85
DEBT SERVICE	129,945	0.00	130,394.50	0.00	449.50	100.35
CAPITAL EXPENDITURES	153,856	0.00	141,689.09	3,744.00	8,422.63	94.53
TRANSFERS	939,206	78,267.16	860,938.76	0.00	78,267.24	91.67
TOTAL 37-ELECTRIC DEPT.	4,001,207	335,492.26	3,551,765.79	19,198.06	430,243.30	89.25
TOTAL EXPENDITURES	4,047,768	339,619.30	3,602,039.74	19,198.06	426,530.35	89.46
REVENUE OVER/(UNDER) EXPENDITURES	217	141,831.95	186,690.74	19,198.06	206,105.65	4,945.26-

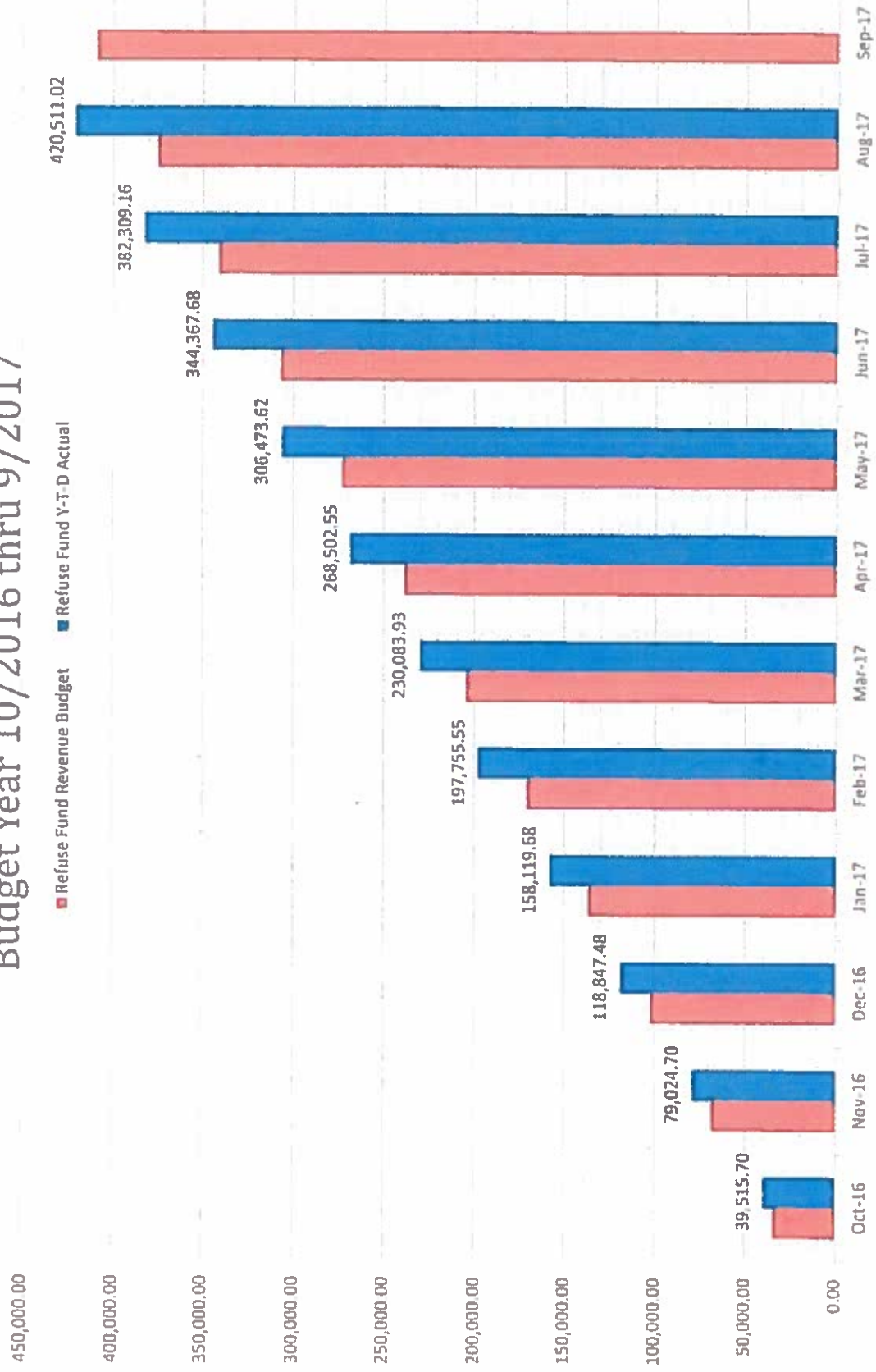
CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

715-ELECTRIC FUND

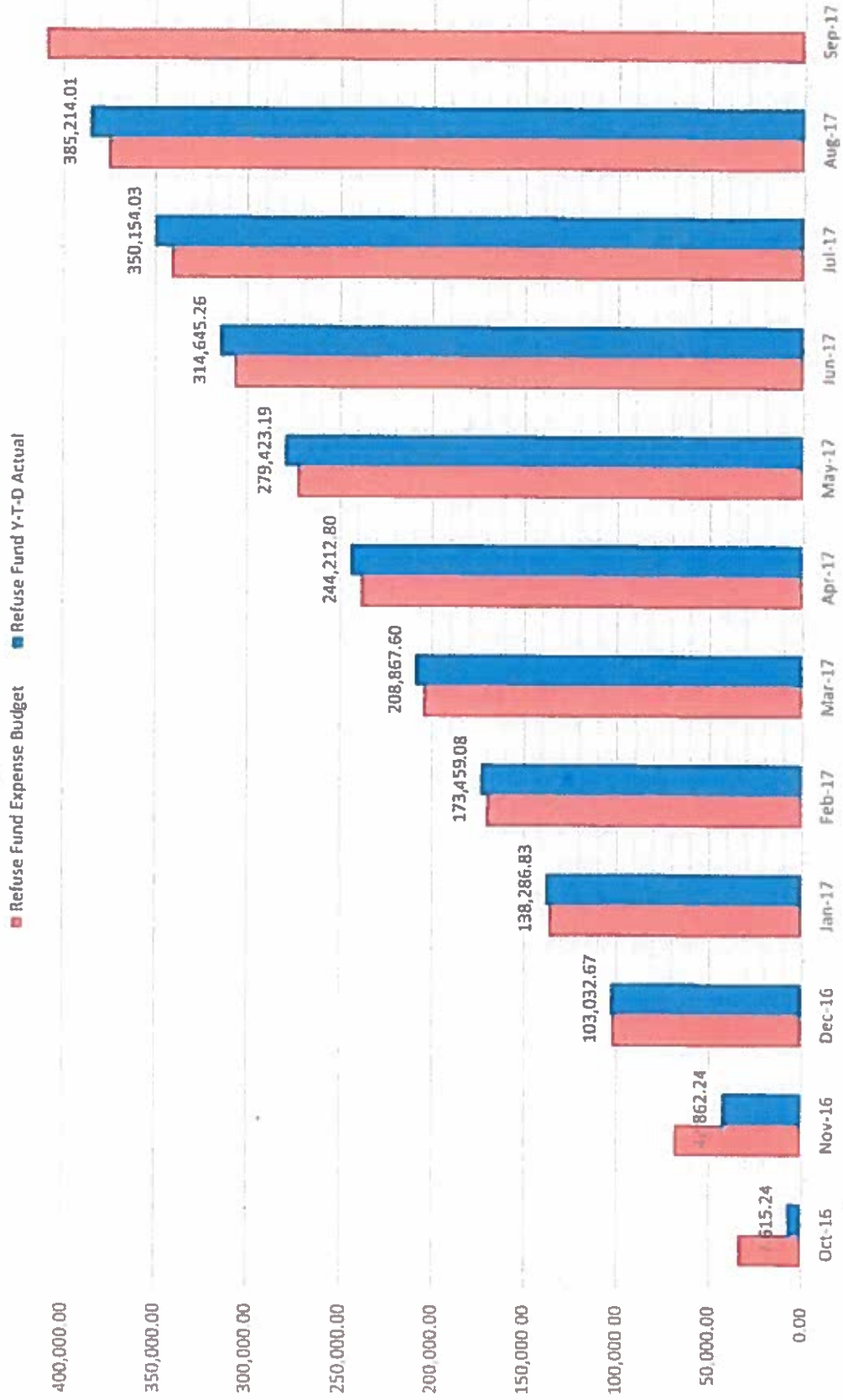
OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
715.00.5743.000 FEES	7,000	540.00	5,707.50	0.00	1,292.50	81.54
715.00.5744.000 PENALTIES	51,000	4,148.82	38,699.01	0.00	12,300.99	75.88
715.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
715.00.5751.000 ELECTRICITY SALES	3,497,485	396,122.78	2,844,135.01	0.00	653,349.99	81.32
715.00.5755.000 SURCHARGE	150,000	18,295.92	126,288.01	0.00	23,711.99	84.19
715.00.5757.000 PCA (POWER COST ADJ)	341,000	61,879.64	397,467.92	0.00	56,467.92	116.56
715.00.5762.000 INTEREST	1,500	419.82	3,007.28	0.00	1,507.28	200.49
715.00.5767.000 OTHER REVENUE	0	44.27	44.27	0.00	44.27	0.00
715.00.5799.000 4A SUPPORT	0	0.00	0.00	0.00	0.00	0.00
715.00.5995.000 TRANSFER IN ELEC NOTE	0	0.00	0.00	0.00	0.00	0.00
715.00.5998.000 TRANSFER IN RESERVES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	4,047,985	481,451.25	3,415,349.00	0.00	632,636.00	84.37
TOTAL REVENUE	4,047,985	481,451.25	3,415,349.00	0.00	632,636.00	84.37

Refuse Fund Revenue Progress Budget Year 10/2016 thru 9/2017



Refuse Fund Expense Budget Year 10/2016 thru 9/2017



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

720-REFUSE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	409,160	38,201.86	420,511.43	0.00 (11,351.43)	102.77
TOTAL REVENUES	409,160	38,201.86	420,511.43	0.00 (11,351.43)	102.77
<u>EXPENDITURE SUMMARY</u>						
32-REFUSE DEPT.						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	331,660	28,601.65	314,172.53	0.00	17,487.47	94.73
MISCELLANEOUS	75,100	6,258.33	68,841.63	0.00	6,258.37	91.67
MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
UTILITIES	2,400	200.00	2,200.00	0.00	200.00	91.67
MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 32-REFUSE DEPT.	409,160	35,059.98	385,214.16	0.00	23,945.84	94.15
35-WATER DEPT.						
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 35-WATER DEPT.	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	409,160	35,059.98	385,214.16	0.00	23,945.84	94.15
REVENUE OVER/(UNDER) EXPENDITURES	0	3,141.88	35,297.27	0.00 (35,297.27)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2017

720-REFUSE FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
720.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
720.00.5744.000 PENALTIES	7,500	387.01	4,922.23	0.00	2,577.77	65.63
720.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
720.00.5751.000 RESIDENTIAL TRASH COLL	157,120	15,980.40	176,176.22	0.00	19,056.22	112.13
720.00.5752.000 COMMERCIAL TRASH COLLECT	177,820	14,600.55	159,339.15	0.00	18,480.85	89.61
720.00.5755.000 RECYCLE	66,480	6,703.90	74,180.33	0.00	7,700.33	111.58
720.00.5755.001 RECYCLE FRANCHISE FEE	0	530.00	5,818.50	0.00	5,818.50	0.00
720.00.5762.000 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00
720.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
720.00.5768.000 BRUSH AND CHIPPING AND P	240	0.00	75.00	0.00	165.00	31.25
720.00.5770.000 HHW	0	0.00	0.00	0.00	0.00	0.00
720.00.5995.000 TRANSFER IN RES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	409,160	38,201.86	420,511.43	0.00	11,351.43	102.77
TOTAL REVENUE	409,160	38,201.86	420,511.43	0.00	11,351.43	102.77

Agenda Section	Consent Agenda
Section Number	III.E
Subject	City Manager's Verbal Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • Ben White to lead discussions on: <ul style="list-style-type: none"> ➢ Wastewater system ➢ Camden Park • 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

IV. Informational Items

Agenda Section	Informational Items
Section Number	IV.A
Subject	FEDC (4A) Meeting Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	FEDC (4A) Meeting Minutes
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

**FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES**

July 20th, 2017

The Farmersville EDC met in regular session on July 20th, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, George Crump, Jason Lane and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, City Council Liaison Mike Hurst, Patti Meguire and Donna Williams.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:31 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, City Council Liaison Mike Hurst, Patti Meguire and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White stated he and Councilman Mike Hurst met with Josh Bays with Site Selection Group, Mr. Bays is very knowledgeable about the business. Site Selection Group is the largest in this field and 85% of their business is domestic. Mr. Bays recommended to concentrate on companies that are already here, do not get involved in international relationships. Mr. Bays suggested getting tight with local EDC's. Make relationships with McKinney, Frisco, Allen, learn from their EDC. Mr. Bays suggested know what you want to be when you grow up. Mr. White presented a list of different businesses to review and consider. Mr. White suggested doing a work shop or send me your ideas on what Farmersville should look like in the future. Chairman Meguire said it's better to say what we don't want in our City, keep our minds open to other options. Chairman Meguire asked Daphne to contact local EDC's to set up meetings. Mr. Lane has contacts in Frisco and can set up meetings with EDC.

EDC reviewed the preliminary version of the drone video. After review the board requested a few changes.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated not much to say in this area they still continue to say they will have something on the ground 2022. We received information on utility requirements for the first phase. Chairman Meguire said if they are going to need us it would be great to know now. Mr. White said the water is already there, sewer we are doing right now. The electrical substation we will have to update those lines, but that will not be an issue. The roads will be the main concern.

CONSIDER, DISCUSS AND ACT UPON RELOCATION OF NEW BUSINESS, BIG D CONCRETE NEEDING CITY WATER AND SEWER SERVICES

Mr. White met with Charlie's concrete in Princeton. Concrete is a booming industry in this area. Mr. White said the spreadsheet presented will be updated and will share with the Board the corrected numbers. Chairman Mequire asked Mr. White the investment the TIRZ Board is investing in Big D, what will they be investing in return. Mr. White said Big D is investing 10.5 million in the whole project.

CONSIDER, DISCUSS AND ACT UPON LOCAL BUSINESS HOME GROWN PLANTS REQUEST FOR ATMOS GAS

Mr. White has no numbers to show the board. Atmos is willing to get involved in a rebate program. Atmos said anyone that hooks up into the line and once it is establish and up to 3 years the City will receive a \$3 per mcf back to the City. Chairman Mequire asked what is a mcf. Mr. White said per 1000 cubic feet. Atmos suggested putting in a 6 inch line due to the growth coming this way. Next step will be to look at sales tax average for businesses that might line up in that area.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White said the biggest item in this area is the developer agreement, council has previously taken out the portion on sweep curve. Mr. White stated there are a few small changes. The developer has agreed to the agreement and we will present to council on next Tuesday. Mr. Crump asked about the funding, Mr. White said 30 days after signatures.

Texas Water Development Board meeting has been moved back several times. But next week the board will meet, we continually contact them to make sure everything is in place. Last council meeting documents where approved to move forward. Now we are just waiting on the board to meet.

RECEIVE UPDATE ON ZONING RE-WRITE PROJECT

Mr. White presented to the board a schedule of the zoning ordinance re-write. We have had 2 meetings trying to get the basics and if they are meeting our requirements. Mr. White asked if he wants to documents. Board requested to review. Mr. Crump suggested attend the city council meeting to review documents. Daphne to send an email to the board with Kimley-Horn schedule.

CONSIDER, DISCUSS AND ACT UPON PARKING ISSUE AT MURPHY CROSSING

Mr. White stated plans to go forward and addressed the parking lot in front of the west water tower starting with crushed rock.

RECEIVE UPDATE ON SHELL STATION

Mr. White stated they are moving along trying to finish up. Construction taken longer than anticipated

CONSIDER, DISCUSS AND ACT UPON LEGAL RESPONSE TO MARKETING AND PROMOTIONS

Chairman Meguire asked Daphne to update the board on this line item. Ms. Hamlin advised the EDC 4A Board regarding marketing we can no longer donate to the Collin College Scholarship, but we could help with advertising of this event and still be recognized as a participant.

BUDGET WORKSHOP

See Exhibit "A" for those discussions

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion made by Mr. Tedford to approve items for payment as presented, second by Mr. Crump, motioned carried

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JUNE 2017

On a motion made by Mr. Crump to approve financial statements as presented, second by Mr. Tedford, motioned carried.

CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM JUNE 15TH, 2017.

On a motion made by Mr. Lane to approve meeting minutes as presented, second by Mr. Tedford, motioned carried.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Public Hearing

Meet with local EDC members Greenville, Allen, Prosper, Garland, Mesquite


One meeting every two weeks

Drone Video Update

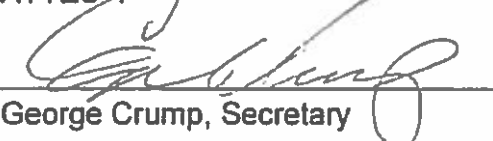
West Lift Station Update

ADJOURNMENT:

Meeting adjourned at pm. 8:03


Kevin Meguire, President

ATTEST:


George Crump, Secretary

Agenda Section	Informational Items
Section Number	IV.B
Subject	FCDC (4B) Meeting Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	FEDC (4B) Meeting Minutes
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

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MINUTES ~ August 14, 2017

5:45 P.M. City Council Chambers

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on August 14, 2017 in the City Council Chambers at City Hall. President John Politz called the meeting to order at 5:49 p.m. and announced that a quorum was present after roll call. The following board members were present: John Politz, Cynthia Craddock-Clark, Katherine Hershey, John Garcia, and Jesse Nelsen. Others recognized were Adah Leah Wolf, Main Street Manager; Mayor Diane Piwko; Marcy Whited, Leaca Caspari, Steve Caspari, Donna Williams, Randy Rice, and City Manager Ben White (late arrival).

PUBLIC COMMENT

President John Politz opened the floor for comments; no one spoke.

PUBLIC HEARING ~ PROPOSED FY 2018 BUDGET AND GOALS

President John Politz opened the public hearing at 5:52 PM.

Visitor Marcy Whited of 304 Jouette Street spoke as a representative of the North East Texas Trail Coalition. She thanked the board for including a line item for Chaparral Trail promotion in the budget. She explained that the approximate breakdown of expenses would be as follows: Maps, \$2,000; Brochures, \$1,000; Pamphlets \$250; Website \$1,000; and Videos \$750.

Mayor Diane Piwko inquired as to why the Christmas decor line item was not in the budget. John Politz replied that the board had considered the items for which they had received information/budget requests. Since the board had not received this information, this budget item could be addressed as a budget amendment at a future date.

President Politz closed the Public Hearing at 5:55 PM.

John Politz recommended the Budget expense wording "Collin College Scholarship Sponsorship" be reworded to Collin College Sponsorship." John Garcia made a motion to accept the proposed FY 2018 Budget and Goals as written, with the one word "Scholarship" deleted. Motion seconded by Jesse Nelsen, and passed unanimously.

CONSIDER FOR APPROVAL JULY 24, 2017 MEETING MINUTES

Katherine Hershey made a motion to approve the minutes of July 24, 2017 as written. Motion was seconded by John Garcia and passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

Cynthia Craddock Clark made a motion to approve the items as presented for payment. Motion was seconded by Jesse Nelsen and passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JULY 2017 AND ANY REQUIRED BUDGET AMENDMENTS

John Politz explained that he had spoken to the city finance director about the \$50,000 parks improvement grant line item. This money was transferred to the city in November 2016. It is in a separate grants account, and has not yet been spent by the city.

Cynthia Craddock-Clark made a motion to approve the July 2017 financial statements as presented. Katherine Hershey seconded the motion, which passed unanimously.

CITY MANAGER REPORT

City Manager Ben White provided an oral report. He is working with residential housing developers to develop interest in Farmersville as a potential location. The Centennial Committee has met and members are aware of the mold damage to the Library floor; this to be addressed in November. City crews will be used to extend a water line past AFI for a future concrete plant. This may impact the crew's availability to work on senior center parking lot lighting. At Southlake, the new floats for the boat dock have been received. After meeting with Ted Wilson of Residential Strategies, he understands that future growth will come from South on Highway 78.

Katherine Hershey asked about the planned future Lakehaven development. Ben explained this will be South of Hwy 380 on CR 550, and will be 60-100 acres. John Politz asked about the progress of the grant that will improve ADA access for downtown sidewalks. Ben explained that it is going through the environmental review process now; and we do not have the final plans for the bid package yet. John Politz asked about the progress of Camden Park. Ben said there is a developer's agreement in place. John Politz asked about the progress of the concrete plant. Ben explained that Dan Pettis of Big D Concrete met with the TIRZ board, and the TIRZ board voted to provide an 8" waterline from AFI to the facility location. The original investment in the concrete plant by the company is to be \$7.5 million. The sales tax revenue after a few years could potentially be more than \$500,000 per year. The plant hopes to be running by June 2018. Katherine Hershey inquired about environmental issues. Ben explained that the company has their TCEQ permit; they will make dust but do have ways to mitigate it. John Politz suggested to Ben that he come back to the board for future budget requests. John Politz suggested the board might look at the possibility of a dog park in the field area East of the Onion Shed; Katherine Hershey suggested additional seating in this field area.

MAIN STREET MANAGER UPDATE

Main Street Manager Adah Leah Wolf presented a written report for July 2017, and highlighted the following. Tomorrow the Community Health Service Agency has free snow cones from 4-6 pm. The DFW Yarn Crawl comes to Farmersville again on August 18-27, with Fiber Circle participating with side walk sales, extended hours, and pajama and Pizza parties on the Fridays. Buses will be coming to town for the event. The Bugtussle classic car trek is coming to downtown on Saturday 26th around 7:30 AM-please come out and greet them. The next Concert in park will be in November. 110 McKinney Street is for sale. 107 McKinney Street purchased by lawyer Clint Rybicki and has offices for rent. The Post Office is still working on their windows. Kevin Brock, owner of 129 S. Main, has plans for renovations on front of building. New business Goosehead Insurance is in Independent Bank. The Manager has made a major revision to the Downtown Shoppers Guide. The 4B Brochure has been updated as well. The Manager thanked all the volunteers who helped at the last Farmers & Fleas Market. It was a full shed and next month will be busy as well.

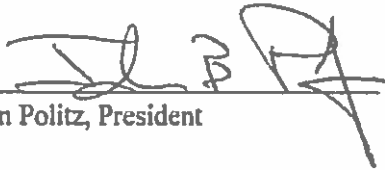
DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The next board meeting will be held on September 11, 2017.

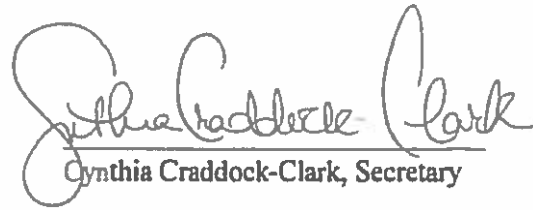
ADJOURNMENT

There being no further business, John Politz adjourned the meeting 6:54 PM.

Signatures:



John Politz, President



Cynthia Craddock-Clark, Secretary

Agenda Section	Informational Items
Section Number	IV.C
Subject	Main Street Board Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	Main Street Board Minutes
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

Farmersville Main Street Board Minutes August 14, 2017 City Hall

Call to Order, Roll Call, Recognition of Visitors:

Meeting called to order at 4:45 PM by President Randy Rice. Present were board members Doris Cooks, Mary Berry, Randy Rice, and 4B representative John Politz. Also present were Main Street Manager Adah Leah Wolf, Leaca Caspari, Steve Caspari, Donna Williams, Councilman Donny Mason and Mayor Diane Piwko. No visitors spoke during this time.

Consider for approval July 10, 2017 Meeting Minutes:

There was no discussion regarding the July 10, 2017 meeting minutes; motion to approve by Doris Cooks, second by Mary Berry. Minutes were approved as presented.

Consider for approval July 2017 Financial Statement:

All of the Audie Murphy Day bills are paid. The statement was approved as presented.

Review Farmers & Fleas Market plans

Randy Rice reported that the shed was full at the August Market, with spaces in the field taken as well. Adah Leah was unable to attend. Randy thanked many for providing great assistance, including Clay Potter, John Klostermann, Leaca Caspari, Steve Caspari, Mark Vincent, and Janis May. Collin County Animal Services were there, and a dog was adopted that day. Adah Leah suggested that she and Randy assemble a Market Committee in the next month, including a vendor so that they can learn the processes and provide a smooth transition since the Main Street Manager will be leaving.

National Register District events for December

Randy Rice suggested holding a National Register marker dedication ceremony approximately one half hour before the Christmas Parade on December 9. The board felt that would be a good time when crowds would be present. Representatives from historical organizations will be invited to attend. Mary Berry suggested we select the exact location and check with city staff to be sure the selected area would work. We can plan a walking board meeting to scope out the exact location. We will want to order the Marker soon after the beginning of the fiscal year. The 4B board has placed a line item in the drafted FY 2018 budget for the marker as well as 5 plaques for city buildings.

New Manager Search Process

Adah Leah reported that the Texas Main Street Director is available to provide assistance to the City Manager in the search process if desired.

Main Street Program Information

Adah Leah reported that the Texas Downtown Association recently held a webinar on Main Street techniques, given by the Main Street manager in Denison. She and Randy participated. There is a link to the webinar which will be active for two weeks- it will be sent to the board so that they can view it. Main Street Board training will be given in Celina on September 28 and the board members are encouraged to attend.

Main Street Manager Monthly Update:

Adah Leah provided a written monthly report, and highlighted the following: Thanks to all of the Market helpers for their assistance. Adah Leah took some leave this month so she has not sent out a newsletter. The 4B Board will meet tonight and approve their budget. Adah Leah read for the Rike Library Summer Reading Program. Major revision of downtown shoppers guide has been completed. 110 McKinney Street is receiving interior painting and the building is for sale or lease. 119 McKinney business is liquidating, not sure her plans for building. Porter Auto building has a new realtor, Bob Smith, and the inside has been cleaned out. 107 McKinney has sold, to Clint Rybicki. He is a lawyer, and will be leasing some offices. The Post Office is still getting their windows repaired. Kevin Brock is planning to renovate the front of his building (old Cornes Building). Old Time Home Furnishings is now closed, and Debbie Helmberger Photography has relocated from the Farmersville Times building. John Paul Bratcher and Josh Howard have opened an insurance office inside Independent Bank. August 15—free snow cones at Community Health Center. DFW Yarn Crawl from August 18-27 and Fiber Circle will be participating with special events including Friday night pajama parties and sidewalk sales with extended hours. The event brings many people into town. The Bugtussle Classic Car Trek will be here on Saturday morning August 26; everyone is encouraged to come out and greet them.

Discussion of placing items on future agendas:

Mary Berry suggested that the 4A façade grants could be expanded to include funding for building improvements that would help the building owner lower their insurance, such as automatic sprinkler systems. She will talk to Chris Lair about insurance costs to see if this would help lower premiums.

The next meeting will be Monday, September 11 at 4:45 PM.

Adjournment: With no further business to discuss, the meeting was adjourned by Randy Rice at 5:31 PM



Randy Rice, President

Kim Smith-Cole, Secretary

Agenda Section	Informational Items
Section Number	IV.D
Subject	Texoma Housing Partners Agenda
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	Texoma Housing Partners Agenda
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

THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office
810 W. 16th St., Bonham, TX
5:30 PM – Monday – September 25, 2017



A. Call to Order & Declaration of a Quorum

B. Invocation and Pledges

C. Approval of Minutes: Approve Meeting Minutes for July 2017

D. Executive Director's Report

a. Occupancy Report

E. Consent

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

1. **July 2017 Liabilities:** Authorize the Secretary/Treasurer to make payments in the amounts as listed.
Allison Reider, Executive Director Page #3

F. Action

1. **Approve Public Housing Policies as Recommended by Executive Officer Committee**
Allison Reider, Executive Director Page #11
2. **FYE 2017 Budget Status Update: Accept recommendation, if any, regarding FYE 2018 Budget**
Becky Miles, Fee Accountant Page #12

G. Citizens to be Heard

H. Adjourn

APPROVAL


Allison Reider
Executive Director

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on September 20, 2017.



The Nation's First Housing Consortium

Agenda Section	Informational Items
Section Number	IV.E
Subject	Planning & Zoning Commission Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 26, 2017
Attachment(s)	Planning & Zoning Commission Minutes
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
PLANNING AND ZONING COMMISSION MINUTES
For
August 21, 2017**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:32 pm. Commissioners Sarah Jackson-Butler, Wade Smith, Paul Kelly, Luke Ingram, and Lance Hudson were in attendance. Russell Chandler was absent. Also in attendance were staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding an addition to the Comprehensive Zoning Ordinance by establishing a new use that will allow the operation of motor vehicle towing, motor vehicle recovery, and motor vehicle storage.
- Bobby Bishop opened the public hearing at 6:34 pm and asked if there was anyone who wanted to speak for or against this item.
 - No one came forward so Bobby Bishop closed the public hearing at 6:34 pm.
 - Alan Lathrom gave the Commissioners some background on this item and why it came about. He stated this Ordinance was created to address the towing company that was located in highway commercial on U.S. Highway 380. Outdoor storage was not allowed in highway commercial and at a previous meeting the Planning & Zoning Commission recommended the use be allowed in heavy industrial by right and light industrial with a specific use permit.
 - Motion to approve recommendation to City Council made by Paul Kelly
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor

- B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding changes to the Comprehensive Zoning Ordinance by establishing a Temporary Use Permit to allow a recreational vehicle or travel trailer to be used as a temporary residence within the city limits.
- Bobby Bishop opened the public hearing at 6:37 pm and asked if there was anyone who wanted to speak for or against the item.
 - No one came forward so Bobby Bishop closed the public hearing at 6:37 pm.
 - Alan Lathrom indicated this item was brought before Planning & Zoning because a couple attended a City Council meeting and asked the City Council to allow them to live in their recreational vehicle while they remodeled their house. He stated the use chart on page 3, "Legend for interpreting Schedule of Use", needed to be changed for "T". It should read, "Designates use may be approved as temporary use permit, section 77-139".
 - Paul Kelly asked if there was a specific amount of time a person could live in the recreational vehicle/travel trailer.
 - Alan Lathrom explained the Ordinance was written to where a person could live in the recreational vehicle/travel trailer for 90 days, but it had to be parked on their driveway. It also had to be temporarily connected to electric and water.
 - Bobby Bishop asked if it was only for the repair or remodel of the home on the specific site.
 - Alan Lathrom indicated it would only be for the owners of the house on the specific site. It would not be for new construction. The temporary permit could also be issued by the City Manager.
 - Paul Kelly inquired as to how many renewals the homeowner could receive.
 - Alan Lathrom stated the homeowners could receive a permit for 90 days in a one year time period.
 - Bobby Bishop indicated 90 days may not be enough time for a homeowner to complete the work on their home.
 - Paul Kelly suggested the renewal go through City Council for approval.
 - Sandra Green stated the Ordinance did allow for an appeal process if the City Manager did not approve the request.
 - Paul Kelly asked how long the appeal process would take.
 - Sandra Green indicated the homeowner making the request would have 10 days to appeal and then it would be placed on the next available City Council agenda.
 - Alan Lathrom explained the City does not have a temporary use permit at this time, so one will have to be created. The current Zoning Ordinance does not allow for a temporary use process and this Ordinance is creating that.
 - Bobby Bishop asked if there was any problems with allowing recreational vehicles/travel trailers in the city limits.
 - Alan Lathrom indicated the problems are usually tied to enforcement. Having a temporary use permit in place is a way to help with the enforcement.

- Paul Kelly stated the renewal of the temporary use permit should go before the City Council for approval so if any neighbors had any complaints they could share those with Council.
 - Bobby Bishop agreed and stated the homeowners would have to show some progress in order to renew the permit.
 - Alan Lathrom stated if the Planning & Zoning wanted to create a renewal process for the temporary use permit, language would have to be added in the Ordinance to address it.
 - Motion to table until the next Planning & Zoning meeting to address changes for a renewal process made by Paul Kelly
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor
- C. Public hearing to consider, discuss and act upon a recommendation to City Council in regards to adopting a new chapter of the Comprehensive Zoning Ordinance that will create a Historic Preservation Overlay Zoning District that will allow for the protection and preservation of individual historic structures, properties, and districts.
- Bobby Bishop opened the public hearing at 6:47 pm.
 - Sarah Jackson-Butler recused herself because of a conflict of interest. She is a business owner in the Central Area District that would be affected by this Ordinance, so she left the room.
 - Bobby Bishop asked if anyone wanted to come forward to speak for the Ordinance.
 - No one came forward, so he asked if there was anyone who wanted to speak against the Ordinance.
 - Rebecca Campbell who is the co-owner of 210 S. Main addressed the Commission and explained how her business would suffer from being in the classification of the Historic District. She stated small businesses have enough trouble succeeding because of the big stores. They support the community by giving to fundraising auctions and the Farmersville FFA and 4H. They also give discounts to parents and students who show animals, plus other money. If they have to start spending money because of the Historic District Ordinance, then they may have to pull their money for the auctions and other various groups they donate to and help with. She discussed the possible punishments if the Ordinance was violated. She stated she has had a good relationship with the City and even allowed the Police department to have access to their video surveillance for investigations. They want to opt out of being a part of the Historic Overlay District.
 - Pete Campbell who is the co-owner of 210 S. Main addressed the Commission and he explained they do not understand the full impact of the Ordinance. The items that jump out of the document are regulations and fines. The Commission needs to look at the type of businesses they want this Ordinance to affect. He does not believe the Ordinance is good or beneficial for his business. He believes the City should allow people to opt out.

- Jeanine Smith who resides at 1433 Red Oak Circle addressed the Commission and stated she owns the Aston building. The address of the office building is 121 S. Main Street and it is on the Historic Registry. She does not think citizens have received enough information about becoming part of a Historic Overlay District. She stated they want to make sure that as historic property owners any designation or district would help property owners maintain their properties. More information on how it would affect those areas would be beneficial.
- Bob Heath who owns property 117 S. Main, the old bank building, addressed the Commission and stated he restored his building a few years ago. He encouraged the Commission to go forward with the Ordinance because there are benefits. He explained owners in the Historical District can receive benefits from the County, such as tax abatements. He stated over time many cities would have lost their historical importance without Ordinance's like this. It is mainly the outside of the structure that is being restricted and it is really not that restrictive.
- Bobby Bishop closed the public hearing at 6:59 pm.
- Paul Kelly asked why this Ordinance came before the Commission.
- Alan Lathrom indicated it came about when a downtown structure caught fire and burned a few years ago. It is designed to protect the downtown area and to help preserve the exterior of the structures. There are some penalties and fines, but it does not carry jail time. The Ordinance would come in to play when someone wanted to modify the exterior of the building and they would have to obtain a Certificate of Appropriateness. Then the repairs or changes they want to make will be evaluated to see if those changes and/or repairs are consistent with the historic structures there. The City wants the Ordinance in place to make sure there are no property owners that allow their building to fall into disrepair. Many people that do not have these guidelines start to see the historic buildings deteriorate. Once that happens you lose the downtown atmosphere. There are several items in the Ordinances that need to be fixed to suite Farmersville. There are some places or buildings that may not need to be in the Overlay District. The Planning & Zoning Commission and City Council will have to determine which areas and building they want to include in the Overlay District.
- Sandra Green explained this Ordinance is not retroactive. The City is not going to make owners change anything on your building unless they are modifying the exterior of the building. If a building was damaged or burns in the Historic Overlay District, the Ordinance would make the building be restored to its original historical look.

- Mr. Gary Stewart who has a rental property at 214 N. Rike Street stated they received a letter inviting them to come to the meeting. He wanted to know if the Ordinance was going to reach his rental house.
- Alan Lathrom stated they received the letter in the mail because the City is adding this to the Zoning Ordinance. He explained state law requires the City to notify everyone in the affected area and everyone who lives within 200' of the affected area. He explained since his house is located outside the boundary area of the Zoning change, his house would not be affected.
- Wade Smith asked about codes and whether this Ordinance could include historical homes within Farmersville.
- Alan indicated it could, but the City would have to notice each home to include it in the Overlay District.
- Bobby Bishop stated his concern was the man power it would take to accomplish this. He asked if we could use one of the City's current boards to sit as the Historical Commission.
- Alan Lathrom stated the City could utilize an existing board.
- Paul Kelly asked if the Commission should have workshops and invite citizens to give input on the Ordinance.
- Bobby Bishop stated he sees the need for some protection for our downtown area, but he knows we need something in place to help citizens understand the Ordinance.
- Paul Kelly stated there needed to be more information given out in order for the public to understand the Ordinance.
- Alan Lathrom stated the first draft is from the TSA and it is not meant to be a one fits all for each City. He thought it was a good idea for the Ordinance to stay in Planning and Zoning and then it could be broken down into smaller pieces for review. There is not a time frame it has to be completed by. We just want to create a well written Ordinance. For workshops we would not have to send notices to property owners, but when we bring it back for a vote the City would re-notice property owners.
- Mrs. Stewart asked if the drafts that will be created at the workshops could be posted on the website so people could read them and keep up with the Ordinance.
- Sandra Green told her that she would publish them on the website.
 - Motion to table and bring back at a workshop for the Planning & Zoning made by Paul Kelly
 - 2nd to approve made by Luke Ingram
 - All members voted in favor
- Commissioner Sarah Jackson-Butler was brought back into the room.

III. Items for Discussion and Possible Action

- A. Consider, discuss and act upon minutes from June 19, 2017.

- o Motion to approve made by Sarah Jackson-Butler
- o 2nd to approve made by Wade Smith
- o All members voted in favor

IV. Adjournment

Meeting was adjourned at 7:30 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Bobby Bishop, Chairman

