

FARMERSVILLE CITY COUNCIL REGULAR SESSION AGENDA August 28, 2018 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
 - ➤ Proclamation for September 11th Memorial Ceremony

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Board of Adjustment Minutes from 8-14-18
- B. City Council Special Session Minutes 8-20-18
- C. City Financial Report

IV. <u>INFORMATIONAL ITEMS</u> AND COUNCIL LIAISON REPORTS

These Informational Items are intended solely to keep the City Council appraised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
 - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type A)
 - 1. Possible Council Liaison Report
- C. Farmersville Economic Development Board (Type B)
 - 1. Minutes
 - 2. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
 - 1. Minutes
 - 2. Possible Council Liaison Report
- F. Building & Property Standards Commission
 - 1. Possible Council Liaison Report
- G. City Manager Verbal Report
 - 1. Camden Park Update
 - 2. Concrete Plant(s) Update
 - 3. Palladium Apartments Update

V. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon Ordinance #O-2018-0828-001 regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA Central Area District zoning classification subject to the approval of a Specific Use Permit.
- B. Public hearing to consider, discuss and act upon Ordinance #O-2018-0828-002 regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA Central Area District uses to CA Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.
- C. Public hearing to consider, discuss and act upon the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the second reading of Ordinance #0-2018-0724-002 amending the Sign Ordinance to allow Quilt Barn Square Signs.
- B. Consider, discuss and act upon the second reading of Ordinance #O-2018-0814-001 adopting state traffic regulations.

VII. REGULAR AGENDA

- A. Consider, discuss an act upon "No Parking Signs" to be placed on Candy Street from Main Street to Washington Street.
- B. Consider, discuss and act upon an agreement with Collin County Community Supervision and Corrections Department concerning becoming a Community Service Restitution Program Participating Agency.
- C. Consider, discuss and act upon Change Order No. 1 for the Gravity Main Project U.S. Highway 380 West TWDB Project #73761.
- D. Consider, discuss and act upon the possibility of raising the water base rate.

VIII. BUDGET WORKSHOP

IX. EXECUTIVE SESSION

- A. Section 551.071, Consultation with Attorney
 - 1. Consultation with City Attorney regarding laws and potential litigation issues applicable to cemeteries and plats and the plat of the cemetery proposed by the Islamic Association of Collin County in the City's ETJ.

- X. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.
- XI. REQUESTS TO BE PLACED ON FUTURE AGENDAS
- XII. ADJOURNMENT

Dated this the 24th day of August, 2018.

Jack Randall "Randy" Rice, 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 August 24, 2018 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 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
	And the second s					Farmers & Fleas 9:00 am
2	3	4	5	6	7	8
	City Offices Closed - Labor Day	City Council Special Meeting 6:00 pm	TIRZ Meeting 4:30 pm	City Amenities Board Meeting 4:15 pm		
9	10	11	12	13	14	15
Galloway Church 9- 11 Ceremony 10:30 am	Main Street Meeting 4:45 pm	Municipal Court 9:00 am				
	FCDC (4B) Meeting 5:45 pm	City Council Meeting 6:00 pm				
16	17	18	19	20	21	22
	P&Z Meeting 6:30 pm	City Council Special Meeting 6:00 pm		FEDC (4A) Meeting 6:30 pm		
23	24	25	26	27	28	29
		Municipal Court 9:00 am		Building & Property Standards Meeting 6:00pm	——————————————————————————————————————	
		City Council Meeting 6:00 pm	1			
30						
						era dissavare en

OCTOBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY		
	1	2	3	4	5	6		
				City Amenities Board Meeting 4:15 pm		Farmers & Fleas 9:00 am		
						Old Time Saturday		
7	8	9	10	11=	12	13		
*0)	Main Street Meeting 4:45 pm	Municipal Court 9:00 am						
	FCDC (4B) Meeting 5:45 pm	City Council Meeting 6:00 pm						
14	15	16	17	18	19	20		
	P&Z Meeting 6:30 pm			FEDC (4A) Meeting 6:30 pm				
21	22	23	24	25	26	27		
		City Council Meeting 6:00 pm		Building & Property Standards Meeting 6:00pm		Trick it Up Bike Ride 9:00 am		
						Scare on the Square 5:00 pm		
28	29	30	31					

NOVEMBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			9	1	2	3
				City Amenities Board Meeting 4:15 pm		Farmers & Fleas 9:00 am
4	5 Main Street	6	7	8	9	10
	Meeting 4:45 pm FCDC (4B) Meeting 5:45 pm					
_11	12	13	14	15	16	17
	City Offices Closed - Veterans Day	City Council Meeting 6:00 pm		FEDC (4A) Meeting 6:30 pm		
18	19	20	21	22	23	24
	P&Z Meeting	Municipal Court 9:00 am		City Offices Closed - Thanksgiving	City Offices Closed - Thanksgiving	
25	26	27	28	29	30	
	26	City Council Meeting 6:00 pm	28	Building & Property Standards Meeting 6:00pm	30	

DECEMBER 2018

Municipal Cou 45 pm 9:00 am 9:45 pm	1	Board N 4:15 pn Stay Op Late Do	Meeting	7 ats for Tatum	Farmers & Flea 9:00 am Chamber of Commerce Christmas Paradi 7:00 pm
Municipal Cour 45 pm 9:00 am 45 pm 10 1 City Council	1	City Am Board M 4:15 pm Stay Og Late Do	menities Meeting m pen/Shop owntown 13	ats for Tatum	9:00 am Chamber of Commerce Christmas Paradi 7:00 pm
Municipal Cour 45 pm 9:00 am 45 pm 10 1 City Council	1	City Am Board M 4:15 pm Stay Og Late Do	menities Meeting m pen/Shop owntown 13	ats for Tatum	Chamber of Commerce Christmas Parado 7:00 pm
Municipal Cour 45 pm 9:00 am 45 pm 10 1 City Council	1	City Am Board M 4:15 pm Stay Og Late Do	menities Meeting m pen/Shop owntown 13	ats for Tatum	Chamber of Commerce Christmas Parado 7:00 pm
Municipal Cour 45 pm 9:00 am 45 pm 10 1 City Council	1	City Am Board M 4:15 pm Stay Og Late Do	menities Meeting m pen/Shop owntown 13	ats for Tatum	Chamber of Commerce Christmas Parad 7:00 pm
9:00 am 45 pm 10 1 City Council	1	Board N 4:15 pn Stay Op Late Do	Meeting n pen/Shop owntown 13 pen/Shop		Commerce Christmas Paradi 7:00 pm
45 pm 10 1 City Council		4:15 pn Stay Op Late Do	pen/Shop owntown	14	Christmas Parad 7:00 pm
10 1 City Council		Late Do	13 pen/Shop	14	14
10 1 City Council		Late Do	13 pen/Shop	14	1:
City Council		Stay O	pen/Shop	14	1:
	m	Stay O _i Late Do	pen/Shop owntown		
17 1 ng 6:30 Municipal Cour 9:00 am	8 Irt	19 FEDC (20 (4A) g 6:30 pm	21	2:
		Stay O	pen/Shop owntown		
24 2	25	26	27	28	2
city Offices Closed - Holida	ay		& Property ds Meeting		
		liday Closed - Holiday	City Offices Standar 6:00pm	City Offices Standards Meeting 6:00pm	City Offices Standards Meeting 6:00pm



II. Public Comment

Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_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	Board of Adjustment Minutes from 8-14-18						
То	Mayor and Council Members						
From	Ben White, City Manager						
Date	August 28, 2018						
Attachment(s)	Farmersville Board of Adjustment Meeting Minutes						
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y_council_meetings.php						
Consideration and Discussion	City Council discussion as required.						
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action 						



FARMERSVILLE CITY COUNCIL SITTING AS THE FARMERSVILLE ZONING BOARD OF ADJUSTMENT REGULAR SESSION MINUTES For August 14, 2018, 5:30 P.M.

I. PRELIMINARY MATTERS

 Mayor Rice called the meeting to order at 5:30 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, and Todd Rolen were all present. Council member Michael Hesse was not in attendance. City staff members Ben White, Sandra Green, Paula Jackson and City Attorney Alan Lathrom were also present.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 4.6.3, "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow two accessory buildings to exceed the maximum height of 10' by three additional feet thereby allowing the peak of the roof on each such accessory building to be a maximum of 13 feet in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 416 Sherry Lane, Farmersville, Texas 75442.
 - Mayor Rice opened the public hearing at 5:32 p.m.
 - Susan Lokey who resides at 416 Sherry Lane addressed the Board and stated she was requesting a variance for two storage buildings to be placed in her backyard. She indicated one building would have a height of 11 ½ feet tall and the other would have a height of 12 feet 1 inches tall. She explained both buildings would exceed the maximum height of 10 feet the City's Zoning Ordinance requires.
 - Mayor Rice asked if there was anyone else in the audience that wanted to speak for or against the item.
 - None came forward so Mayor Rice closed the public hearing at 5:33 p.m.
 - Ben White explained he did not feel like the Lokey's request was unreasonable. He stated he felt the Ordinance change that would be

- presented to the Planning & Zoning Commission and the City Council in the near future would be passed and that would address the height of the buildings for future applicants.
- Donny Mason asked if she received a permit for the foundations before they were poured.
- Ms. Lokey indicated City staff told her a permit for flatwork was not required.
- Ben White explained that a permit for flatwork was not required.
- Craig Overstreet asked staff if the he was understanding correctly that the buildings and the 1st floor covered area of the house could not exceed 45% of the lot area and he also asked if the setback requirements were being met.
- Sandra Green explained that was correct and the setback could be a minimum of 3 feet from the back of the property with a 6 feet screening fence. If they moved the building 10 feet off the back property line no screening fence would be required.
- Ms. Lokey explained the Ordinance's roof pitch for accessory structures was not possible for a 10 foot high building. She stated she is only asking for an increase in the height of her buildings.
- Ben White stated he felt she had a great argument for the Ordinance change because it is practically impossible to build a 10 feet high building with the roof pitch.
- Todd Rolen questioned whether she would have to brick the buildings since one of his neighbors were told they had to.
- Ms. Lokey explained the Ordinance stated that buildings under the 200 square feet did not require masonry. She indicated the buildings would be hardie board.
- Sandra Green indicated the buildings would have to match the color of her house according to the Ordinance.
- Craig Overstreet asked about the Ordinance change that would be going before the Planning & Zoning Commission and the City Council in the future and the outcome of this request on the Ordinance.
- Alan Lathrom stated that it does not matter whether the Planning & Zoning Commission would recommend a change to the Ordinance because the variance request that is presented to the Board of Adjustments stands on its own merit.
 - Motion to approve made by Craig Overstreet
 - o 2nd to approve was Donny Mason
 - All council members voted in favor
- B. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 3.12.4, "SF-2 Single Family Dwelling 2," of the Farmersville Zoning Ordinance by requesting the minimum lot area be less than the required 7,200 sq. ft., the minimum lot width to be less than the required 60 feet, the lot depth be less than the required 100 feet, the minimum front yard be 25 feet instead of the required 30 feet, and the minimum rear yard to be 5 feet instead of the required 10 feet to allow a residence to be built

on the lot provided that all other requirements of the Farmersville Code are met. The property is generally located at 613 Maple Street, Farmersville, Texas 75442.

- Mayor Rice opened the public hearing at 5:51 p.m.
- The applicant, Chad Meuir, addressed the Board and stated he was
 wanting to build a house on the lot but it does not meet the City zoning
 requirements based on its size. He stated he wanted a variance for the
 total square footage of the lot and some of the setbacks. He indicated the
 1,200 to 1,300 square feet house would be built with a combination of
 masonry and hardie board siding. He explained the lot has no other
 purpose because of its size and that it why it has been vacant for years.
- Mayor Rice asked if there was anyone else in the audience who wanted to speak for or against the variance request.
- No one came forward so Mayor Rice closed the public hearing at 5:53 p.m.
- Mike Hurst asked if the property would be grandfathered.
- Donny Mason asked if the house was going to have a garage.
- Mr. Meuir stated it would not have a garage due to size constraints and the parking would be on the driveway.
- Alan Lathrom explained this is a situation where a text amendment or change to the Zoning Ordinance requirements increased the lot size for the zoning district to a minimum of 7,200 square feet. The lot is approximately 4,028 square feet and that creates a problem and unique instance that would require changes to accommodate any building on the lot. The lot was platted and this is the type of case where variances would be requested and justified under the Zoning Ordinance and under state law.
- Ben White stated that having a house on the lot would be a plus for the City instead of an empty lot.
- Mike Hurst asked Alan Lathrom how a motion should be structured.
- Alan Lathrom recommended that if the Council made a motion to allow the
 variance it would be better if they stated specifically what they were
 granting in the motion. For example, he stated to reduce the minimum lot
 area from 7,200 square feet to approximately 4,028 square feet, reduce
 the minimum lot width from 60 feet to approximately 53 feet, reduce the
 minimum lot depth from 100 feet to approximately 76 feet, reduce the
 minimum front yard from 30 feet to 25 feet, and the minimum rear yard
 from 10 feet to 5 feet to allow a residence to be built on the existing platted
 lot.
- Mike Hurst asked if the Ordinance should be changed to accommodate the smaller infill lots.
- Alan Lathrom explained that it would be better to handle to small infill lots on a case by case basis right now unless the City sees an influx of these types of variance requests.
- · Mike Hurst asked about a fence.
- Chad Meuir stated he would definitely have a fence on the property.
 - Motion to approve the variance to allow a deduction in the minimum lot area from 7,200 square feet to approximately 4,028

square feet, reduce the minimum lot width from 60 feet to approximately 53 feet, reduce the minimum lot depth from 100 feet to approximately 76 feet, reduce the minimum front yard from 30 feet to 25 feet, and the minimum rear yard from 10 feet to 5 feet to allow a residence to be built on the existing platted lot made by Craig Overstreet.

- 2nd to approve was Todd Rolen
- Craig Overstreet, Mike Hurst, and Todd Rolen all voted in favor.
 Donny Mason abstained.
- Alan Lathrom asked Donny Mason the basis of his abstention.
- Donny Mason stated he felt the lot was too small.
- Alan Lathrom indicated that four members had to vote in favor of the motion or the motion fails.
- Mayor Rice indicated the motion failed.

III. ADJOURNMENT

Meeting was adjourned at 6:04 p.m.

	APPROVE:
ATTEST:	Jack Randall Rice, Mayor
ATTEST.	
Sandra Green, City Secretary	

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Council Special Session Minutes 8-20-18
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
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	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Disapprove Move item to another agenda. No motion, no action



FARMERSVILLE CITY COUNCIL SPECIAL SESSION MINUTES For

August 20, 2018, 5:00 P.M.

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 5: 00 p.m. Council members Michael Hesse, Donny Mason, Mike Hurst, and Todd Rolen were all present. Craig Overstreet was absent. City staff members Ben White, Sandra Green, Rick Ranspot, Mike Sullivan and City Attorney's Alan Lathrom and Ed Voss were also present.
- Prayer was led by Rick Ranspot, Farmersville Warrant Officer, followed by the pledges to the United States and Texas flags.

II. <u>EXECUTIVE SESSION</u>

- Mayor Rice read the statement below and the City Council entered into executive session at 5:02 p.m.
- A. Section 551.071, Consultation with Attorney
 - 1. Consultation with City Attorney regarding laws and potential litigation issues applicable to cemeteries and plats and the plat of the cemetery proposed by the Islamic Association of Collin County in the City's ETJ.

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

- Mayor Rice stated the City Council would reconvene from executive session at 6:15 p.m.
- Mayor Rice read a statement that explained the City of Farmersville has been cooperating with the United States Department of Justice in its investigation as to whether the City violated the Religious Land Use and Institutionalized Persons

Act by its disapproval of the preliminary plat submitted for a cemetery by the Islamic Association of Collin County on property located generally south of U.S. Highway 380 and east and north of County Road 557. Dating back to its disapproval of the preliminary plat for the cemetery, and during this period of investigation, the City has continued to communicate with and attempt to negotiate with the Islamic Association of Collin County to allow for the approval of the preliminary plat. The Department of Justice recently notified the City that the United States Attorney General's Office has approved the filing of a lawsuit against the City under the Religious Land Use and Institutionalized Persons Act. The Department of Justice also offered to enter into a tolling agreement with the City to allow for pre-suit negotiations to determine whether the United States Department of Justice and the City can reach a settlement that would also result in the approval of the preliminary plat, and ultimately the recording of the final plat with Collin County, for the cemetery proposed by the Islamic Association of Collin County. The City Council has met to discuss this matter.

- Michael Hesse stated he would make a motion to approve Alan Lathrom to sign into the tolling agreement to negotiate with the Department of Justice.
- o 2nd to approve was Mike Hurst
- All council members voted in favor.

IV. <u>ADJOURNMENT</u>

Meeting was adjourned at 6:17 p.m.

	APPROVE:
	Jack Randall Rice, Mayor
ATTEST:	
Sandra Green, City Secretary	

Agenda Section	Consent Agenda
Section Number	III.C
Subject	City Financial Report
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
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	 Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove Motion/second/vote to continue to a later date. ☐ Approve ☐ Disapprove Move item to another agenda. No motion, no action

MEMO

To: Benjamin White, City Manager

From: Daphne Hamlin, City Accountant

Date: August 23rd, 2018

Subject: July 2018 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 July 10/12 months or 83.33% of the fiscal year has passed. For revenues and expenditures occurring evenly throughout the year, we expect to have used or collected close the 83.33% level, and to have 16.67% 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 90.62% collected and total expenses are 86.58%.

Ad Valorem collections currently received is 109.61%. Delinquent Ad Valorem received is 206.69%

Permits & Inspections total collected 68.44%

Sales Tax current collection rate of 64.63%. Upcoming budget year 2018-2019 will reflect change in sales tax revenue.

Municipal Court Revenues current collection rate of 77.68%.

Interest Earned still exceeding expectations. Will make adjustments during budget process.

Refuse Fund

Total revenues are 83.52% and total expenses are 78.57%.

Water & Wastewater Fund

Total revenues for the Water Fund are 83.64%. Water expenses in Administration are 92.58%. Water Department overall expenditures are 74.17%

Total revenues for the Wastewater Fund are 82.34% Wastewater expenses are 75.33%.

Electric Fund

Total revenues are 71.61%; the expenses are at 78.54%, includes transfers to general fund. Revenues July 2017 were 77.01%, Expenses were 80.85%

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES JULY 2018

ACCOUNT: FNB (0815)		est Earned		Restricted		Assigned /	Acı	count Balance
	Clearing	Accounts					0 L 14	
General Fund					\$	3,801.14		
Permit Fund					Š	(89,389.80)		
Refuse Fund					Ś	27,213.49		
Water Fund					Ś	(427,794.42)		
Wastewater Fund					Š	699,754.04		
Electric Fund					Š	(791,687.40)		
CC Child Safety			\$	21,906.24	•	(,,		
2012 Bond			\$	158,595.90				
Waterwaste Bond Fund	72		\$	117,812.96				
Law Enf Training			\$	1,874.31				
Disbursement Fund			\$	2,143.33				
Library Donation Fund			\$	2,394.99				
Court Tech/Sec			\$	12,323.45				
Civic Ctr/Library Repair			\$	(26,498.35)				
JW Spain Grant			\$	47,879.48				
Radio Note			\$	6,082.79				
Grants			\$	(37,471.73)				
CC Bond Farmersville Parkway			\$	180,000.86				
CC Bond Floyd			\$	(49,667.75)				
Equipment Replacement			Ś	5,322.29				
Interest Earned	\$	437.99	•	•				
TOTAL:	\$	437.99	Ś	442,698.77	Ś	(578,102.95)	Ś	{135,404.18}
						(/		
	Debt Serv	ice Accounts	T. IIV				9.8	
County Tax Deposit (FNB 0807)(Debt Service)	\$	477.71		343,462.85	and the same			
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$	176.56		110,178.68				
TOTAL:	\$	654.27	\$	453,641.53			\$	453,641.53

Appropriate	d Surpl	us investment	Ai	counts	W.		
Customer meter deposits (Texpool 0008)	\$	176.23	\$	109,965.54			
Water Dev. Board (Texstar 1110)	\$	3,198.32	\$	1,796,681.36			
Summit Property Sewer Escrow (fnb 231)	\$	23.18	\$	16,127.19			
Camden Park Escrow Account(Texstar 1130)	\$	617.96	\$	164,231.11			
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$	1,788.30	\$	1,112,098.08			
TOTAL:	\$	5,803.99	\$	3,199,103.28	\$ 	-	\$ 3,199,103.28

Unassign	ed Surplu	s Investment	Acc	ounts	Layre		(450)	
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$	1,390.97	\$	866,700.00				
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$	887.78	\$	554,055.38				
Water/WW Fund (Texpool 00017)(Capital)	\$	1,016.02	\$	634,094.13				
Elec. Fund (Texpool 000S) (Operating)	\$	80.21	\$	50,000.00				
Elec. Fund (Texpool 0016)(Capital)	\$	524.52	\$	327,367.54				
Elec. Surcharge (Texpool 0015)	\$	198.02	\$	123,583.08				
Money Market Acct. (FNB 092)	\$	9.37			\$	73,545.48		
TOTAL:	\$	4,106.89	\$	2,555,800.13	\$	73,545.48	\$	2,629,345.61

	Contractor Managed Accounts Nor	nspei	ıdable	- 000	
NTMWD Sewer Plant Maint. Fund		\$	18,100.17		
TOTAL APPROPRIATED SURPLUS	Page 1 of 2	\$	18,100.17	\$	- 08/23/201 ¹⁸ ,100.17

SUMMARY OF CASH BALANCES JULY 2018

FEDC 4A B	oard Investm	ent & Che	cki	ng Account	constant	F 10	Longapan I
FEDC 4A Checking Account(Independent Bank 7909)	\$	11.39	\$	268,145.72			
FEDC 4A Investment Account (Texpool 0001)	\$	1,417.08	\$	884,412.91			
FEDC 4A Certificate of Deposit (Independent Bank)	\$	123.29	\$	250,000.00			
TOTAL:	\$	1,551.76	\$	1,402,558.63	\$ +.	\$	1,402,558.63

FCDC 48	Board Investn	nent & Check	ing	Account		
FCDC 4B Checking Account (Independent Bank 3035)	\$	14.27	\$	338,831.89		
FCDC 4B Investment Account (Texpool 0001)	\$	138.98	\$	86,759.25		
TOTAL:	\$	153.25	\$	425,591.14	\$ 7	\$ 425,591.14

	TIRZ	Account	100			
County Tax Deposits (FNB 01276)	\$	373.11	\$	252,701.93		
TOTAL:	\$	373.11	\$	252,701.93 \$	-	\$ 252,701.93

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

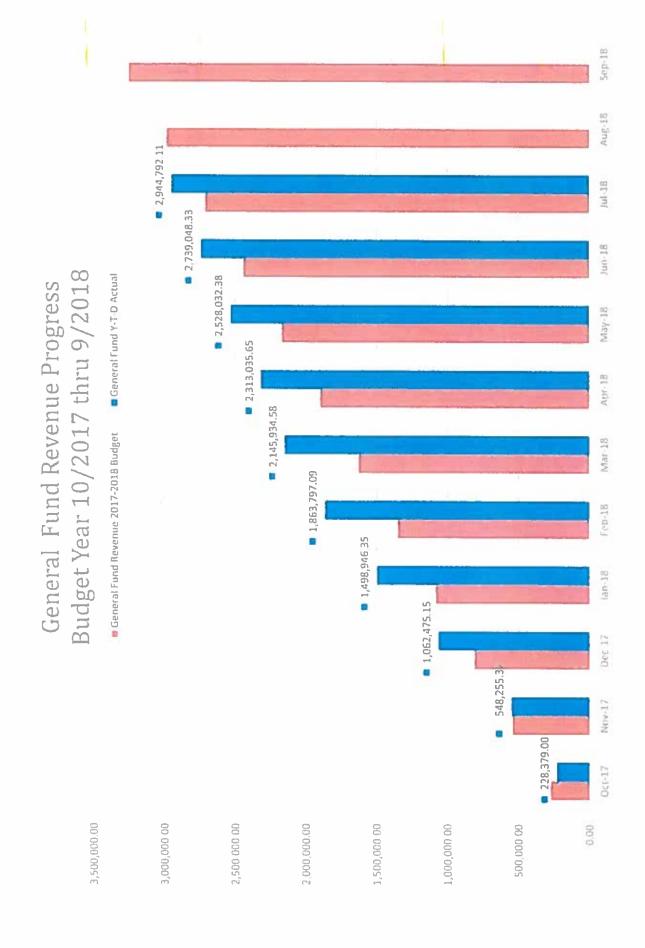
I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.

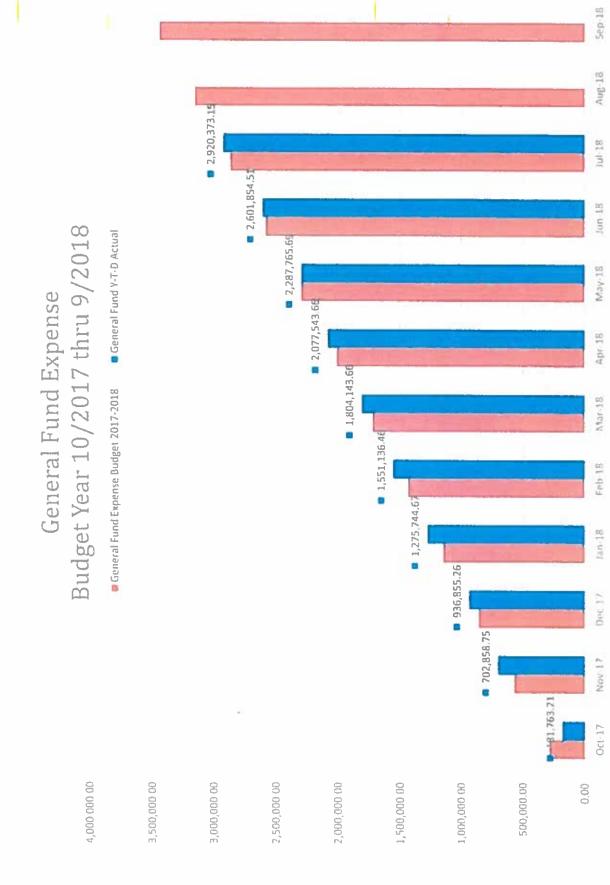
The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin completed to satisfy that requirement:

07-2017 NCTCOG - Public Funds Inv Act.

Daphne Hamlin

Daphne Hamlin, City Investment Officer

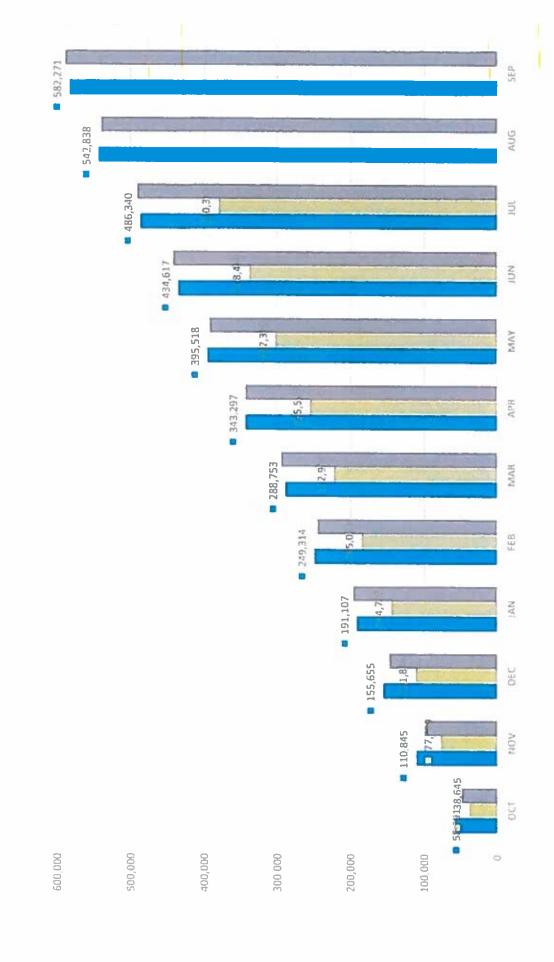




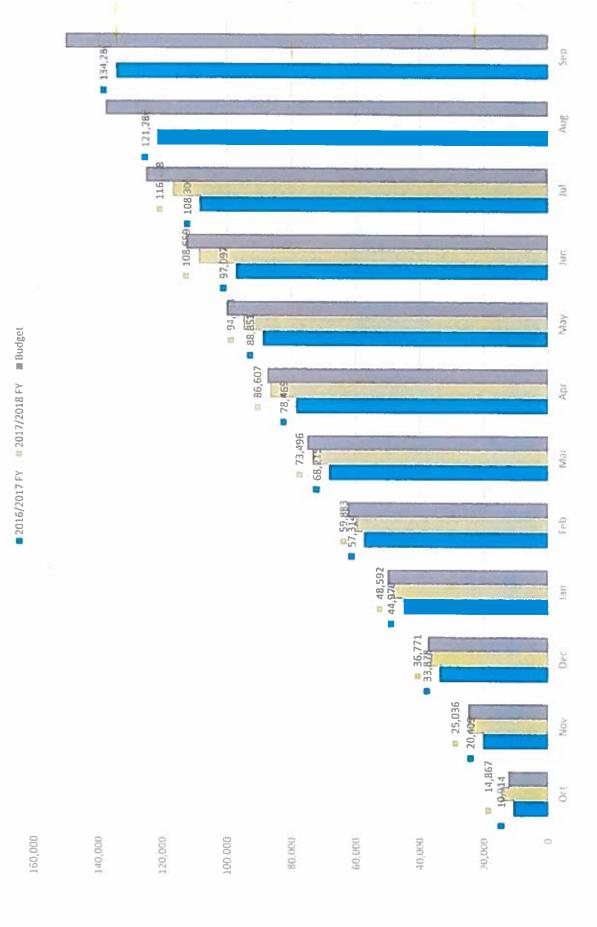
Sales Tax Chart Comparison



700,000



Municipal Court Revenue Comparison Chart



8-23-2018 D1:59 PM

CITY OF FARHERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

PAGE: 1

	83,33	
	* OF YEAR COMPLETED:	
RAL FUND	L SUMMARY	
100-GENE	FINANCIA	

	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BALANCE	* YTD BUDGET	
REVENUE SUMMARY							
00-REVENUE	3,249,427	205,743.78	2,944,792.68	0.00	304, 634.32	90.62	
TOTAL REVENUES	3,249,427	205,743.78	2,944,792.68	00.00	304,634.32	90.62	
EXPENDITURE SUMMARY							
00-TRANSEER OUT CAPITAL EXPENDITURES	0	00.00	0.00	00.00	0.00	00.00	
TRANSFERS TOTAL 00-TRANSFER OUT	00	100,000.00	0.00	00.00	0.00	0.00	
11-MAYOR & CITY COUNCIL	(6	6	6	((e e	
PERSONNEL SERVICES CONTRACTS & PROF. SVCS	2,040	210.00	1,700.00	00.0	340.00	0.00	
MAINTENANCE	0	00.00	00.0	00.00	00.00	0.00	
MISCELLANEOUS Cabital Evernotings	11,800	00.00	5,805.00	00.00	5,995.00	49.19	
TOTAL 11-MAYOR & CITY COUNCIL	14,840	210.00	7,505.00	0.00	7,335.00	50.57	
12-ADMINISTRATION PERSONNEL SERVICES	275,981	24,561.48	237,291.85	0.00	38, 689,15	85,98	
CONTRACTS & PROF. SVCS	202, 600	25, 885, 66	191,621.87	00.00	10,978.13	94.58	
MAINTENANCE	85,573	8,095.28	68,129,63	0.00	17,443.37	79.62	
UTILITIES	22,925	2,163.65	28,062.99	0.00	5,137.99)	122.41	
SUPPLIES	41.000	3,752.37	45,675,54	00.00	4.675.54)	111.40	
CAPITAL EXPENDITURES	8,850	0.00	37,013.51	399.61	28, 563.12)	422.75	
THANSFERS	0		00.00	0.00	0.00	0.00	
TOTAL 12-ADMINISTRATION	656, 529	65, 782.88	621,986.16	399.61	34,143.23	94.80	
14-MUNICIPAL COURT	149 407	10.070.48	27.0 878.025	0	29,572,58	RD 21	
CONTRACTS & PROF. SVCS	25,150	1,250.00	15,626,58	0.00	9,523,42	62.13	
	6,756	658.37	9,325.25	0.00	2,569.25)	138.03	
UTILITIES	1,200	202.02	1,472.41	0.00	272.41)	122.70	
SUPPLIES	000'8	428.65	4,341.72	00.00	3,658.28	54.27	
MISCELLANEOUS	8,500	337.59	7,843.38	0.00	656.62	92.28	
CAPITAL EXPENDITURES	100 013	11 856 11	158 443 76	0.00	0.00	79 61	
ייייי אייייייייייייייייייייייייייייייי	TO I CC	7			4		
15-LIBRARY PERSONNEL SERVICES	129,303	7,076.88	99,472.48	00.0	29,830,52	76.93	
CONTRACTS & PROF. SVCS	0	0.00	171.90	0.00	171.90)	00.0	
MAINTENANCE	32,930	1,461.39	26,651.20	0.00	6,278,80	80.93	
UTILITES SUPPLIES	10,000	842.09	7,655.83	0.00	2,344.17	71.75	

* OF YEAR COMPLETED: 83.33

100-GENERAL FUND FINANCIAL SUMMARY

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

* YTD BUDGET	62.47 49.86 0.00 75.04	70.58 70.58	79.35 34.90 34.90 73.19 68.39 82.88 88.10 0.00 0.00 79.61	77.64 5.18 5.18 65.54 96.35 91.73 062.11	73.67 20.98 51.45 96.09 70.49 101.26 28.19 62.72	195.16 98.16 73.42
BUDGET &	2,439.34 7,521.00 0.00 49,145.79	4,706.94	175,270.34 9,386.26 651.03 19,561.52 12,484.90 10,064.06 3,570.77 1,778.53)	45,221.35 8,835.15 474.08 9,972.96 80.36 13,700.85 2,026.20 96,210.621,0 0.00 15,899.67)	33,770.98 7,348.89 61,174.83 136.96 1,976.88 1,077.20 1,077.20	66,508.47) 1 247.82 9,570.46
TOTAL	0.00	0.00	0.00 0.00 0.00 3,343.70 0.00 0.00 0.00 1.00 {	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 3,868.90 0.00 0.00 0.00 0.00 0.00	0.00 (0.00 1.00
YEAR TO DATE ACTUAL	4,060.66 7,479.00 0.00	11,293.06	673,486.66 63,848.74 348.97 50,054.78 27,015.10 48,735.94 26,429.23 1,778 0.00	157,007.45 30,224.85 25.92 18,886.52 2,119.64 11,999.15 22,473.80 106,210.62	94,466.02 1,951.11 60,956.27 3,363.04 4,723.12 7,594.39 422.80 173,476.75	136,401.47 13,252.18 26,428.54
CURRENT	172.95 809.55 0.00 10,424.78	1,826.72	56,057.24 14,177.03 0.00 3,069.12 2,755.82 5,432.06 171.00 360.48) 0.00	13,425.72 400.00 25.92 805.00 211.96 936.11 1,578.42 0.00 0.00	6,104.51 77.56 11,173.40 0.00 411.63 544.77 0.00 0.00	18,165.25 0.00 1,355.98
CURRENT	6,500 15,000 196,933	16,000	848,757 73,235 1,000 72,960 39,500 58,800 30,000 1,124,252	202, 229 39,060 39,060 28,943 2,200 25,700 24,500 10,000	128,237 9,300 126,000 3,500 6,700 7,500 1,500	69, 893 13, 500 36, 000
	HISCELLANEOUS CAPITAL EXPENDITURES TRANSFERS TOTAL 15-LIBRARY	16-CIVIC/CENTER UTILITIES TOTAL 16-CIVIC/CENTER	PERSONNEL SERVICES CONTRACTS & PROF. SVCS MISCELLANEGUS MAINTENANCE UTLLITIES SUPPLIES MISCELLANEGUS TRANSFERS TOTAL 21-POLICE DEPT.	22-FIRE DEPT. PERSONNEL SERVICES CONTRACTS & PROF. SVCS MISCELLANEOUS HAINTENANCE UTILITIES SUPPLIES HISCELLANEOUS CAPITAL EXPENDITURES TRANSFERS TOTAL 22-FIRE DEPT.	34-STREET SYSTEM PERSONNEL SERVICES CONTRACTS & PROF. SVCS MISCELLANEOUS WILLITES SUPPLIES MISCELLANEOUS CAPITAL EXPENDITURES TOTAL 34-STREET SYSTEM	60-PUBLIC HORKS BLDG PERSONNEL SERVICES CONTRACTS & PROF. SVCS MYSCELIANDOIS

% OF YEAR COMPLETED: 83.33

8-23-2018 01:59 PM

100-GENERAL FUND FINANCIAL SUMMARY

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	% YTD BUDGET
SUPPLIES MISCELLANEOUS CAPITAL EXPENDITURES TRANSFERS	250 250	0.00	0.00 296.95 0.00 0.00 243,199.33	0.00 (0	500.00 46.95) 0.00 0.00 41,000.33)	0.00 118.78 0.00 0.00 120.08
TOTAL 60-PUBLIC WORKS BLDG 39-PARKS PERSONNEL SERVICES	47,790	7,546.67	48,248.80	00.00	458.80)	100.96
CONTRACTS & PROF. SVCS MISCELLANEOUS	71,750 20,000 16,500	11,142.58 638.94 1,001.00	48,955.92 16,693.18 10,416.61	00.00	3,306.82 5,083.39	63.47
MAINTENANCE SUPPLITIES MISCELLANEOUS	18, 850 500, 18, 500	9,550,84 0,00 0,00	42,902.70 1,181.50 0.00 0.00	00.0	35,947.30 4,318.50 500.00 0.00	54.41 21.48 0.00 0.00
CAPITAL ENFENDITURES TOTAL 39-PARKS 71-DEBT SERVICE	240,890	29,880.03	168, 398.71	0.00	72, 491.29	69.91
DEBT SERVICE TRANSFERS TOTAL 71-DEBT SERVICE	167,071	28,040.30	147,538.07	00.00	25,029.02)	114.98
TOTAL EXPENDITURES	3,435,630	418,518.64	2,920,273.95	54,291.68	461,064.17	96.58
REVENUE OVER/ (UNDER) EXPENDITURES	(186,203)(212,774.86)	24,518.73 (54,291.68)(156, 429.85)	15.99

100-GENERAL FUND

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED)

	83.33
	YEAR COMPLETED:
	YEAR
	Ö
2018	
JIST,	
JULY	
0F:	
AS	

REVENUES	CURRENT BUDGET	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	* YTD BUDGET
00-REVENUE 100.00.5711.000 AD VALOREM TAX	765,442	5,670.12	B44,647.36	0.00	79,205.36)	110.35
CC CONV FEE COUR	0	00.00	0.00	00.00	19,204,631	206.69
	18,000	400.01	20, 204, 63	2000	00.0	00.00
	00	00.0	0.00	0.00	00.00	00.00
	500 515	41.881.69	380.346.32	0.00	208,168.68	64.63
100.00.5721.000 SALES TAX	2,600	633.54	2,170.38	00.00	429.62	83.48
100.00.5722.000 BEVERROE IAN 100.00 ETSO OOD EDBNIETER FFFS - GARBAGE	38,500	2,737.33	27,181.06	00.00	11,318.94	70.60
FRANCHISE FEES -	28,000	00.00	26,563.81	0.00	1,436.19	94.87
SKYBEAM	63,720	4,860.00	48,600.00	0.00	15,120.00	76.27
ELEC. FUND FRANCH	6,500	735.64	6, 835.91	00.00	335.91)	103.17 50.62
FRANCHISE FEES -	4,500 (3,579.29)	2,683.08	00.0	5, 4R6,04	57.80
FRANCHISE FEES -	000 'ET	17.886.1	00.0	0.00	0.00	00.0
FRANCHIS	2000	16 619 1	30.798.28	00.0	14,201.72	68.44
100.00.5741.000 PERMITS & INSERCTIONS	000	00.00	187.50	0.00 (187.50)	00.0
	2.000	4,433.39	6,425.10	0.00	4,425,10)	321.26
	100		60.00	0.00	40.00	60.00
	150,000	8,129.47	116, 524.42	0.00	33,475.58	20.77
	106,287	00.00	102, 431.05	0.00	3,855.93	70.37
	1,000	00.00	400.00	00.0	15 960 00	00.0
	15,960	00.00	0.00	00.0	ñ	
	0	00.00	0.00	00.0	00.0	00.00
100.00.5749.000 MUN. CT. BLDG. SECURITY	0	00.00		0000	0.00	0.00
		00.0	246.151	0.00	246,15	00.0
	5 0	5.0	135 148 40	00.0	136,148,40)	0.00
	ר אנ אנ	e e	12,560,76	00.00	4,186.24	75.00
	10.7	00.0	600,000	0.00	600.003	00.00
GAMING MACHINE	0 0	00.00	0.00	00.00	00.00	0.00
ton to all ode the particular	4.500	1,828,96	13,550.12	0.00	9,050.12)	301.11
	009	00.0	00.00	00.0	600.00	00.00
	12,000	1,000.00	11,395.64	0.00	604.35	عر م ت ت ت
FEDC IMPROVEMENT	0	00.00	0.00	00.0	0.00	00.0
	0	00.0	0.00	0.00	00.00	00.00
	7,200	00.00	6,750.64	0.00	מטיאפר י	07.70
	25,000	11,856.35	22,183.23	0.00	7, 515, 7	77.00
	0			0.00	מסים שני א	
	0	3,036.00)	6,425.90	0.00	6,423.90)	
100.00.5773.000 REVENUE RESCUE	0	0.00	00.00	0.0	00.00	20.2
ALARM FEE	200	0.00	75.00	00.0	00.00	00.0
	0	00.0	00.00	0.00	50.00)	00.00
BRICK CAMPAIGN	5 6	00.0	0.00	00.0	00.00	0.00
100.00.5778.000 PARK DEDICATION FEE	0	0.00	0.00	00.0	00.00	00.00
	0	00.0	00.00	00.00	0.00	0.00
100.00.5792.000 ADM.SUPPORT CHARGES	20,710	1,725.82	17,258.20	0.00	3,451.80	83.33

8-23-2018 01:59 PM

100-GENERAL FUND

iO

PAGE:

& OF YEAR COMPLETED:

83.33 BUDGET YTD 0.00 0.00 0.00 0.00 1,540.53 304,634.32 1,430.00 55,611.74 0.00 60,985.45) 237, 381, 10 BUDGET BALANCE 0.00 ENCUMBERED TOTAL 60,985.45 1,186,904.90 0.00 0.00 0.00 0.00 3,000.00 4,070.00 9,388.26 0.00 0.00 2,944,792.68 YEAR TO DATE ACTUAL 116,690.49 0.00 0.00 0.00 0.00 0.00 0.00 300.00 800.00 0.00 0.00 0.00 0.00 0.00 PERIOD CURRENT 100.00.5795.000 48 SALARY
100.00.5795.000 KCS RAILWAY MOHING
100.00.5799.000 CAPITAL LEASE REFUNDING
100.00.5799.000 CAPITAL LEASE REFUNDING
100.00.5939.000 FORESTRY SVC GRANT
100.00.5991.000 TRANSFERS IN-OTHER FUNDS
1100.00.5992.000 TRANSFERS PORCEEDS
100.00.5995.000 TRANSFERS-RESERVE
100.00.5999.000 TRANSIN- GEN.FND.SURPLU
100.00.5999.000 TRANSIN-PARK IMP.SURPLU 3,249,427 3,600 5,500 65,000 CURRENT BUDGET 100.00.5793.000 RENT RECEIVED CIVIC RENT TOTAL 00-REVENUE 100.00.5794.000 REVENUES

90.62

304,634.32

0.00

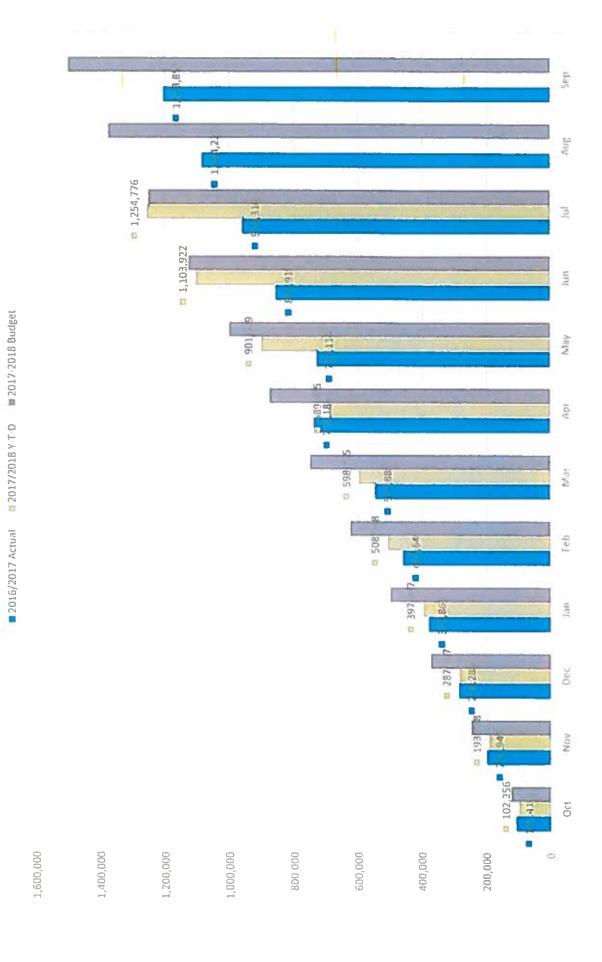
2,944,792.68

205,743.78

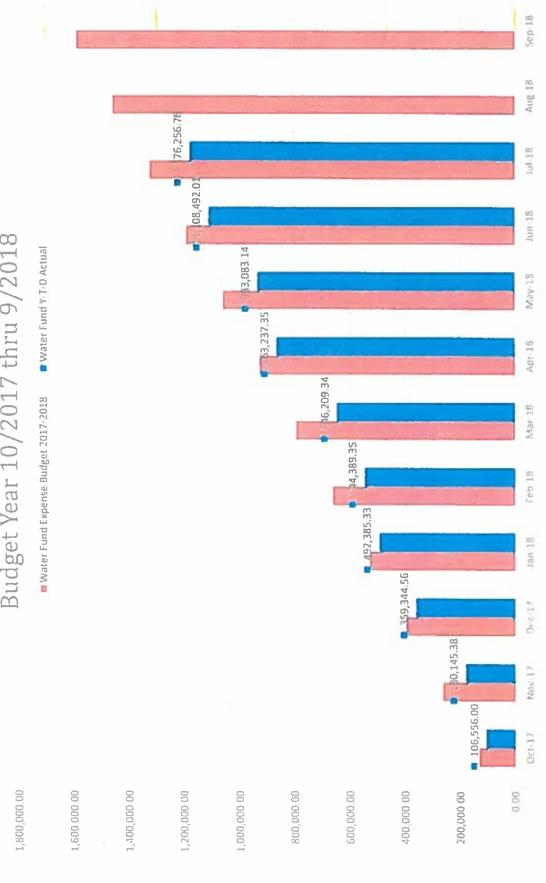
3,249,427

TOTAL REVENUE

Water Revenue Comparison Chart







700-WATER FUND FINANCIAL SUMMARY

4 OF YEAR COMPLETED: 83.33

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	& YTD BUDGET
REVENUE SUMMARY	1					
00-REVENUE	1,500,286	150,854.51	1,254,776.87	00.00	245,509.13	83.64
TOTAL REVENUES	1,500,286	150,854.51	1,254,776.87	00.00	245,509.13	83.64
EXPENDITURE SUMMARY						
00-TRANSFER OUT TRANSFERS TOTAL 00-TRANSFER OUT	0	0.00	00.00	0.00	0.00	0.00
12-ADMINISTRATION PERSONNEL SERVICES	71,461	8,579.16	70,065.32	0.00	1,395.68	98.05
CONTRACTS & PROF. SVCS MAINTENANCE	24,420	1,813.25	24,106.25	0.00	313,75	98.72
UTILITIES	6,350	1,138.21	4,282.27	00.0	615.21	161.52
SUPPLIES MISCELLANEOUS	10,500	395.56	5,869.29	00.0	4,630.71	55.90
TOTAL 12-ADMINISTRATION	114,431	12,202.63	105,938.34	00.0	6,432.00	00.30
52-STORM WATER SYSTEM	C	00.00	17.06	0.00 (17.06)	0.00
CONTRACTS & PROF. SVCS	0	0.00	00.00	0.00	0.00	00.00
HISCELLANEOUS	0 (0.00	00.00	00.0	00.0	0.00
UTILITIES cuebites	0	0.00	0.00	00.0	00.0	00.00
MISCELLANEOUS	0	00.00	00.00	0.00	00.0	0.00
CAPITAL EXPENDITURES TOTAL 52-STORM WATER SYSTEM	0	0.00	17.06	0.00	17.06)	0.00
35-WATER DEPT.	259,407	16.975.42	165,903.50	0.00	93, 503, 50	63.95
PERSONNEL SERVICES	94,635	14,350.48	77,474.82	1.00	17,179.18	81.85
CONTRACTS & FROE SYCS	162,000	9,136.81	93, 623.56	1,387.43	66,989.01	58.65
GUNERALAN	5,500	413.92	6,255.71	0.00	755.71)	113.74
UTILITIES	27,750	3,278.80	£.V	0.00	- 1	86.49
SUPPLIES	788,198	544.77	46	0.00	195,889,38	75.13
MISCELLANEOUS	14,000	705.75	9,173.18	0.00	4,825.82	20.00
CAPITAL EXPENDITURES	0 161	10 156 17	101.561.70	00.0	20,312,30	63.33
THANSELMS TOTAL 35-WATER DEPT.		d s	1,070,302.01	1,388.43	401,693.56	72.74
TOTAL EXPENDITURES	1,587,815	67,764.75	1,176,257.41	1,388.43	410,169.16	74.17
				, , c 7 ooc 1	164 660 031	-21 90
REVENUE OVER/(UNDER) EXPENDITURES	(87,529)	83,089.76	78,519.46	1,388.43)(164, 660.03)	97 00

		j
		1
		ì
		1
		ì
		4
		1
		1

700-WATER FUND

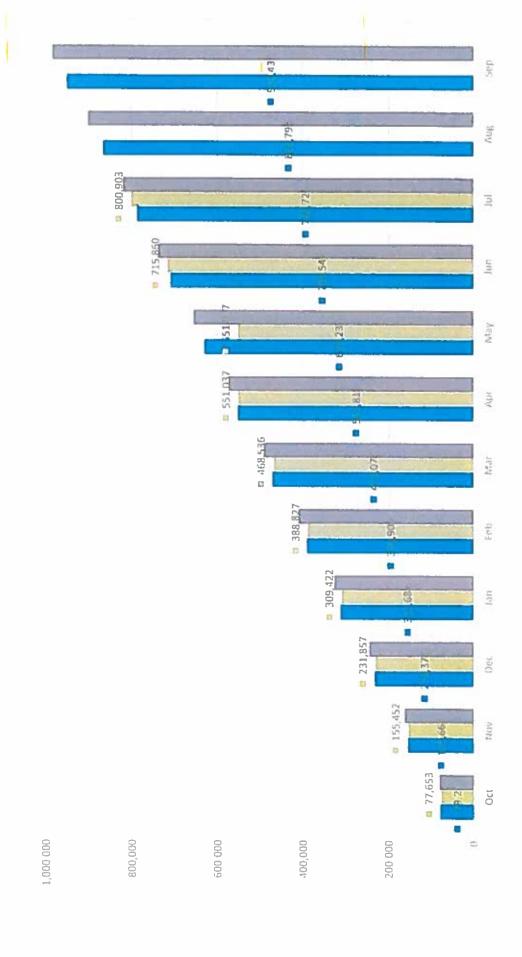
& OF YEAR COMPLETED: 83.33

REVENUES	CURRENT BUDGET	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	N YTD BUDGET
00-REVENUE	c	00.00	0.00	0.00	00.00	0.00
700.00.5714.000 CC COMV. FEE	4.500	870.00	5,327,50	0.00	827.50	118.39
/UU, UU, J/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	15,000	1.383.64	6,368,23	0.00	8,631.77	42.45
TOU. UU. U. 144. UUU FENALITES 200 00 6346 000 ACOPPARATE BUD CONTRACTE	145,000	22, 701, 44	143,261.95	00.0	1,738.05	98.80
100.00.3743.000 AGREGATIS ON CONTROLS	å. 055	0.00	2,361.00	0.00	1,694.00	58.22
100.00.3746.000 INFALL FEB	1.128.501	124,126,05	875,401.06	0.00	253,099.94	77.57
ADDIOUGHT ON CHIL MAILER SALES		00.00	00.00	0.00	00.00	0.00
/UU.UU.J/JZ.UUU CRANGE IN UIILII DEFUSI	1.200	780.00	5,660,00	0.00	4,460.00}	471.67
/BU.UU.J/JJ.UUU WAIEN IAF FEEJ	A. 030	1.073.38	8,441,60	0.00	4,411.60)	209.47
700,00.5762.000 INTERES! EARWED	2	0.00	00.00	0.00	00.00	0.00
/UU.UU.J/6/.UUU UINER KEVENUE	· c	0.00	L. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	0.00 (9,955.53)	00.0
100.00.0000 000 OTHER ASSESSED	198.000	0.00	198,000.00	0.00	00.00	100.00
TOTAL DO-REVENUE	1,500,286	150,854.51	1,254,776.87	0.00	245,509.13	83.64
TOTAL REVENUE	1,500,286	150,854.51	1,254,776.87	00.00	245,509.13	83.64

City Sewer Sales Comparison Chart



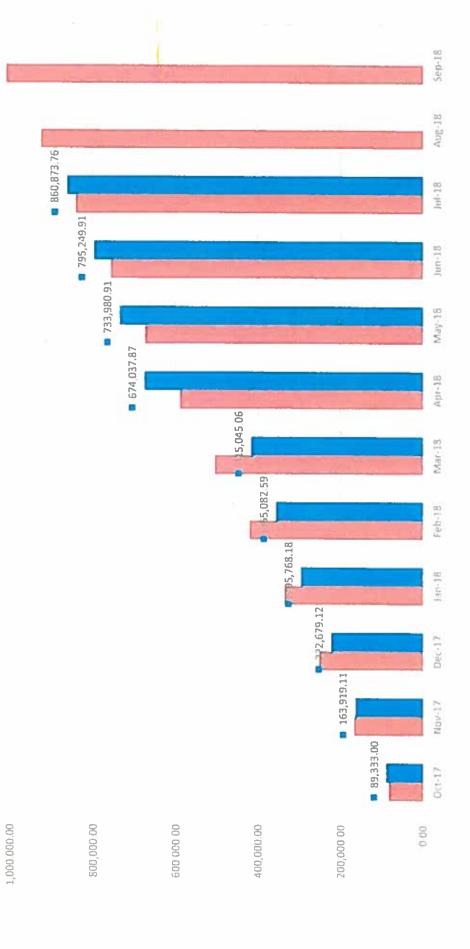
1,200,000



Wastewater Fund Expense Budget Year 10/2017 thru 9/2018

■ WasteWater Fund Expense Budget 2017 2018 ■ WasteWater Fund Y-T D Actual

1,200 000 00



В-23-2018 01:59 РМ		CITY OF FARMERSY REVENUE & EXPENSE REPORT AS OF: JULY 31ST,	DF FARMERSVILLE ENSE REPORT (UNAUDITED) JULY 31ST, 2018	TED)	PAGE:	: :
705-WASTEWATER FINANCIAL SUPBARY				# OF	OF YEAR COMPLETED:	83.33
	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	8 YTD BUDGET
REVENUE SUMMARY						
00-REVENUE	1,007,938	88,184.01	829,886.38	0.00	178,051.62	82.34
TOTAL REVENUES	1,007,938	88,164.01	829,886.38	0.00	178,051.62	82.34
EXPENDITURE SUMMARY						
00-TRANSFER OUT TRANSFERS TOTAL 00-TRANSFER OUT	0	0.00	0.00	00.00	0.00	0.00
12-administration Personnel Services Total 12-administration	70,483	1,388.93	17,087.21	00.00	53,395.79	24.24
36-WASTEWATER SYSTEM	86,529	3,388,61	56,544.31	0.00	29,984.69	65.35
CONTRACTS & PROF. SVCS	25,204	1,297.12	11,249.90	00.00	13,954.10	44.64
MISCELLANEOUS	424.340	36,657.71	333, 102.33	1.00	91, 236.67	78.50
TAINTEE	13,375		9,857.61	00.0	3,517.39	73.70
SUPPLIES	5,500	544.77	6,523.67	00.0	1,023.67)	118.61
HISCELLANEOUS	5,000	00.0	50.854.88	0.00	127.88)	100.25
DEST SERVICE CADITAL EXPENDITURES	135,000	00.00	144,372.24	0.00	9, 372.24)	106.94
	252,780	21,065.00	210,650.00	0.00	22, 130.00	78.69
TOTAL 36-WASTEWATER SYSTEM	1,072,455	64,234.92	643, 781.35	758.00	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
TOTAL EXPENDITURES	1,142,938	65, 623.85	860,874.56	128.00	281,935.44	75.33
REVENUE OVER/(UNDER) EXPENDITURES	(135,000)	22,560.16	(30,988.18)((128.00) (103,883.82)	23.05

705-WASTEWATER

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

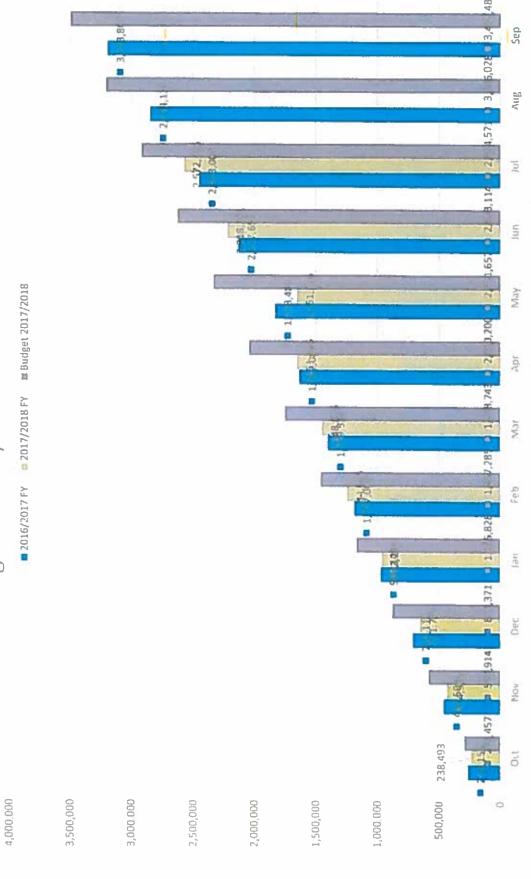
% OF YEAR COMPLETED: 83.33

N

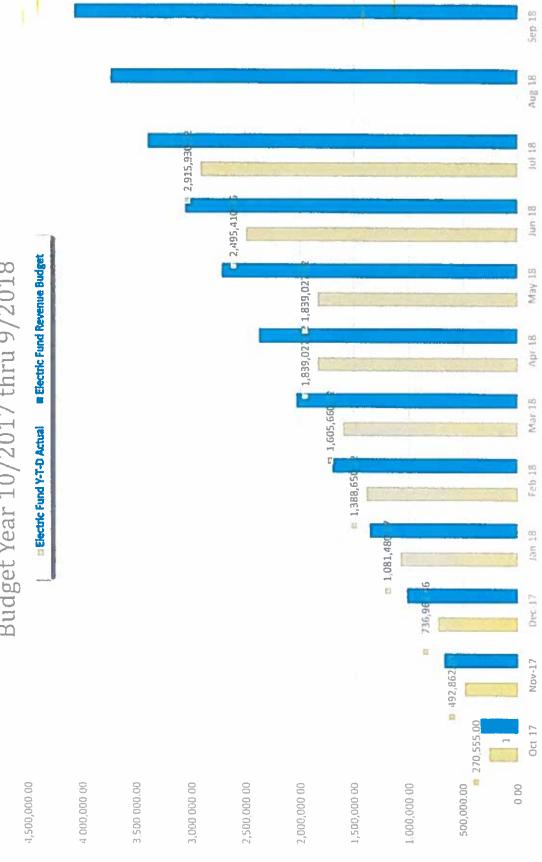
PAGE:

REVENUES	CURRENT BUDGET	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BALANCE	\$ YTD BUDGET
00-REVENUE						
705.00.5741.000 SEWER SALES	983,738	85,038.06	800,902.36	0.00	182,835.64	81.41
705.00.5743.000 FEES	0	00.00	0.00	00.00	00.00	00.0
	15,000	1,529.93	7,942.58	00.0	7,057.42	52.95
	0	0.00	0.00	00.0	00.00	00.0
705.00.5746.000 IMPACT FEE	4,500	0.00	8,261.00	0.00	3,761.00)	183.58
705.00.5753.000 SEWER TAP FEE	1,200	00.009	4,200.00	0.00 (3,000.00}	350.00
705.00.5762.000 INTEREST EARNED	3,500	1,016.02	8,580.44	0.00	5,080.44)	245.16
705.00.5767.000 OTHER REVENUE	0	0.00	00.00	00.0	00.0	0.00
705.00.5995.000 TRANSFER IN RESERVES	0	00.00	00.00	0.00	00.00	0.00
TOTAL 00-REVEHUE	1,007,938	88,184.01	829,886,38	00.0	178,051.62	82.34
				į		
TOTAL REVENUE	1,007,938	88,184.01	829,886.38	00.00	178,051.62	82.34

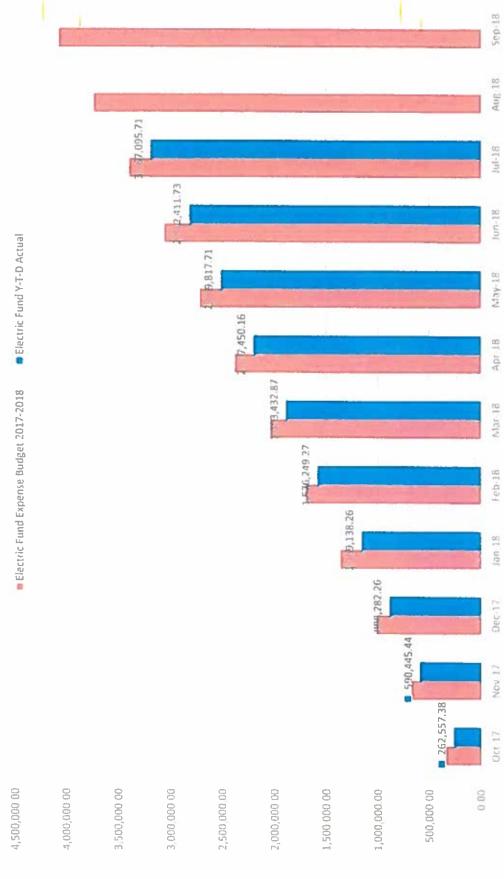
City Electric Sales Comparison Budget Year 10/2017 thru 09-2018







Electric Fund Expense Budget Year 10/2017 thru 9/2018



CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JULY 31ST, 2018

N

PAGE:

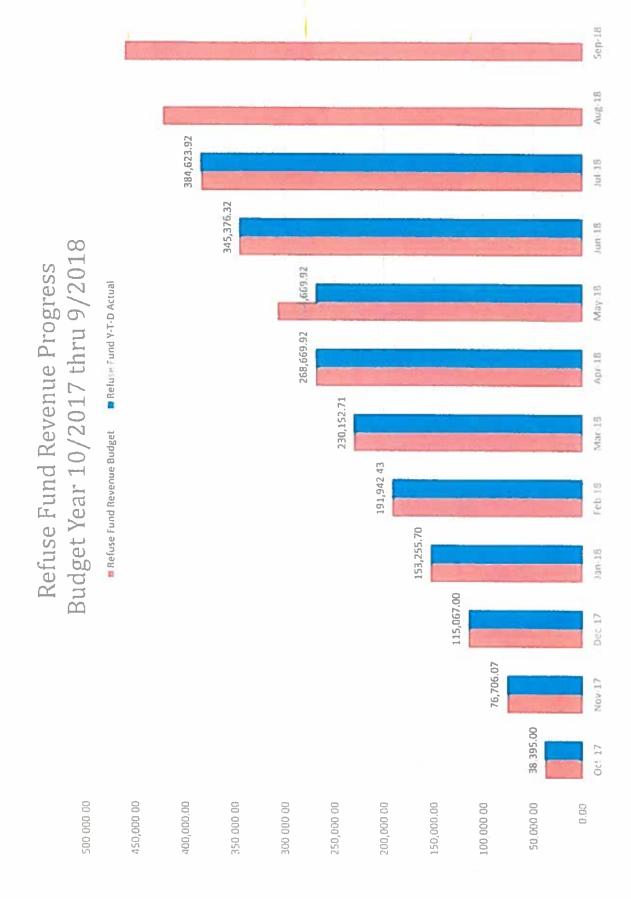
715-ELECTRIC FUND				* 30	OF YEAR COMPLETED:	83.33
REVENUES	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	% YTD BUDGET
OO-REVENUE						

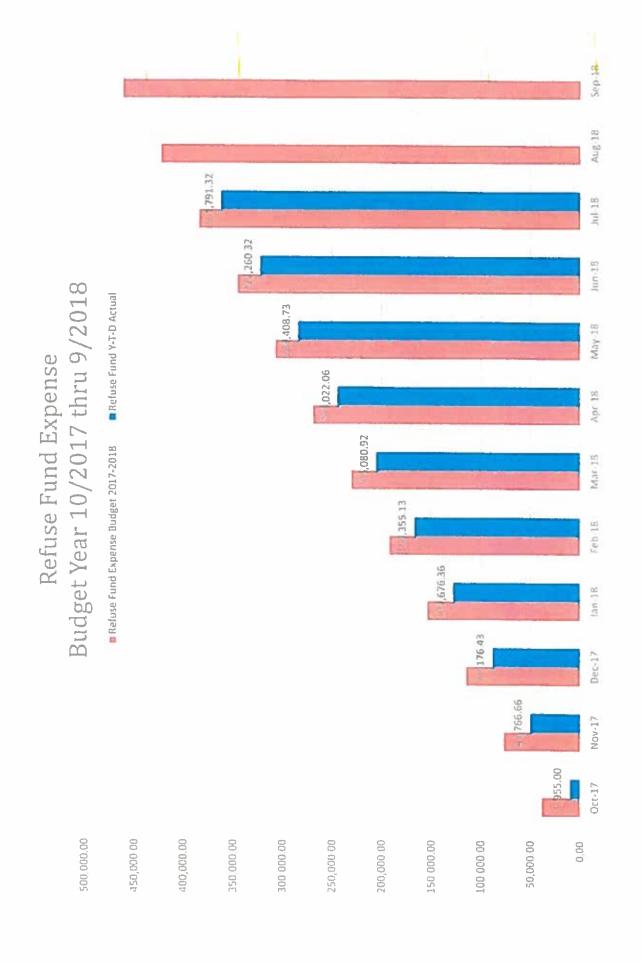
77.64	51.30	00.00	73.54	00.00	75.36	53.08	222.85	00.00	00.0	00.0	00.0	71.61	71.61
1,565.00	24,348.83	30.00}	925, 377, 33	00.0	36,956.74	171,152.49	3,316.91)	00.0	00.00	0.00	0.00	1,156,053.48	1,156,053.48
0.00	00.00	0.00	00.00	0.00	00.00	00.00	0.00	00.00	0.00	00.00	00.00	00.0	00.00
5,435.00	25, 651.17	30.00	2,572,107.67	00.00	113,043.26	193,646.51	6,016.91	00.00	00.00	00.00	00.00	2,915,930.52	2,915,930.52
630.00	6,056.29	30.00	353,805.02	00.00	15,656.85	42,250.21	802.75	00.00	00.00	00.00	00.00	419,231.12	419,231.12
7,000	50,000	0	3, 497, 485	0	150,000	364,799	2,700	0	0	0	0	4,071,984	4,071,984
715 00 5783 000 FFES	715 00.5744.000 PENALTIES	715 DO 5745 DOO AGREEMENTS AND CONTRACTS	715.00.5751.000 ELECTRICITY SALES	715 00 5752 000 CHANGE IN ELECTRIC DEPOS	715.00.5755.000 SURCHARGE		JIE GO 5769 DOO TWEEREST	715 OO 5767 OOO OTHER REVENUE	715 ON STATE ON SELEC TAX REVENUE	STON DELENERS DOOR SEED OF THE	SEVERENCE TO SERVER THE RESERVES	TOTAL 00-REVENUE	TOTAL REVENUE

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

PAGE: 1

715-ELECTRIC FUND		A3 OE .	0107 /1516 1700			
FINANCIAL SUMMARY				10 N	NOF YEAR COMPLETED:	83.33
	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	* YTD BUDGET
REVENUE SUMMARY		:				
00-REVENUE	4,071,984	419, 231.12	2, 915, 930.52	0.00	1,156,053.48	71.61
TOTAL REVENUES	4,071,984	419,231.12	2,915,930.52	00.00	1,156,053.48	71.61
EXPENDITURE SUMMARY						
12-administra <u>tion</u> PERSONNEL SERVICES TOTAL 12-administration	41,668	4,584.90	50,125.84	0.00	8,457.84)	120.30
37-ELECTRIC DEPT. PERSONNEL SERVICES	457, 434	36, 180.88	380,851.49	0.00	76,582,51	83.26
CONTRACTS & PROF. SVCS	000'68	6,394.83	62,246.53	0.00	26,753.47	69.94
MISCELLANEOUS	173,000	23,093.75	10,952.65	3, 040.91	8, 190.91	57.19
TATITE E	13,750	1,535.84	8,633.22	00.00	5,116.78	62.79
SUPPLIES	2,033,382	199, 527.62	1,482,288.89	3,129.38	547,963.73	73.05
MISCELLANEOUS	26,455	722.56	7,268.34	00.00	19, 186, 66	27.47
DEBT SERVICE	128,357	00.00	127,578.50	0.00	778.50	99.39
CAPITAL EXPENDITURES	150,000	23, 659,88	141,538.07	4,494.00	3,967.93	97.35
SHEEKSHEEKS	939, 206	78,267.16	782, 671.60	0.00	156, 534.40	83.33
TOTAL 37-ELECTRIC DEPT.	4,029,716	370,099.08	3,136,970.38	10,664.29	882,081.33	78.11
TOTAL EXPENDITURES	4,071,384	374,683.98	3,187,096.22	10,664.29	873,623.49	78.54
REVENUE OVER/(UNDER) EXPENDITURES	009	44,547.14	(271,165.70) (10,664.29)	282,429.99 6,971.67-	-79.176,





CITY OF FARMERSVILLE

~	83.33	YTD
PAGE:	OF YEAR COMPLETED:	BUDGET
		TOTAL
CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018		ENT CURRENT YEAR TO DATE
8-23-2018 01:59 PM	720-REFUSE FUND FINANCIAL SUMMARY	CURRENT

720-REFUSE FUND FINANCIAL SUMMARY				# OF	* OF YEAR COMPLETED:	83.33
	CURRENT	CURRENT	YEAR TO DATE ACTUAL	TOTAL	BUDGET	& YTD BUDGET
REVENUE SUHMARY						
00-REVENUE	460, 499	39,247.66	384, 623.98	0.00	75,875.02	83.52
TOTAL REVENUES	460,499	39,247.66	384, 623.98	0.00	75,875.02	83,52
EXPENDITURE SUMMARY						
32-REFUSE DEPT.	¢	6	c	c	0	0
PERSONNEL SERVICES	0 643 646	טיטיט ופ פכו הר	96 97 750	00.0	79.903.24	77.02
CONTRACTS E FROM SVCS	130.426	9.202.16	92.021.60	0.00	18,404,40	83,33
Maintenance	0	00.00	0.00	00.0	00.00	0.00
UTILITIES	2,400	200.00	2,000.00	00.00	400.00	83.33
MISCELLANEOUS	0	00.00	00.00	00.00	00.00	00.00
CAPITAL EXPENDITURES	0	00.00	00.00	0.00	0.00	0.00
TRANSFERS TOTAL 32-REFUSE DEPT.	460, 499	39, 530.97	361,791.36	0.00	98,707.64	78.57
35-WATER DEPT.	c	0.00	00.00	0.00	0.00	0.00
TOTAL 35-WATER DEPT.	0	0.00	00.0	00.00	00.0	00.00
TOTAL EXPENDITURES	460,499	39,530.97	361,791.36	00.00	98,707.64	78.57
REVENUE OVER/(UNDER) EXPENDITURES	0	283,31)	22,832,62	0.00 (22,832.62)	00.0

720-REFUSE FUND

REVENUES

CITY OF FARMERSVILLE REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: JULY 31ST, 2018

2

PAGE:

CURRENT CURRENT YEAR TO DATE TOTAL BUDGET & YTD BUDGET BUDGET BUDGET
--

00-REVENUE	((4	ć ć	(ć
720.00.5743.000 FEES	0	00.00	00.00	00.00	00.0	00.0
720.00.5744.000 PENALTIES	7,500	619.33	3,373.75	0.00	4, 126.25	44.98
720.00.5745.000 AGREEMENTS AND CONTRACTS	0	00.00	00.0	00.0	00.00	00.0
720.00.5751.000 RESIDENTIAL TRASH COLL	192,384	16,293.03	161,069.76	0.00	31,314.24	83.72
720.00.5752.000 COMMERCIAL TRASH COLLECT	173,011	15,067.27	147,919.23	0.00	25,091.77	85.50
RECYCLE	81,018	6,740.53	67,015.24	00.00	14,002.76	82.72
720.00.5755.001 RECYCLE FRANCHISE FEE	0	527.50	5,246.00	0.00	5,246.00)	00.0
	6,346	0.00	0.00	00.00	6,346.00	00.00
720.00.5767.000 OTHER REVENUE	0	00.00	00.00	00.0	00.00	00.0
720.00.5768.000 BRUSH AND CHIPPING AND P	240	00.00	0.00	00.0	240.00	0.00
3	0	0.00	0.00	0.00	00.00	00.0
720.00.5995.000 TRANSFER IN RES	0	00.00	00.00	0.00	00.00	00.0
TOTAL OO-REVENUE	460,499	39,247.66	384, 623.98	00.0	75,875.02	83.52
TOTAL REVENUE	460,499	39,247.66	384,623.98	0.00	75,875.02	83.52

IV. Informational	Items and Counc	il Liaison Reports

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.A
Subject	City Amenities Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council_meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.B
Subject	Farmersville Community Development Board (Type A)
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.C
Subject	Farmersville Economic Development Board (Type B)
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	1. Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MEETING MINUTES

July 19th, 2018

The Farmersville EDC met in regular session on July 19th, 2018 at 6:35 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, Robbie Tedford, Diane Piwko, Randy Smith, and Bob Collins. Staff members present were City Secretary Sandra Green, City Manager Ben White. Special guest recognized Councilman Hurst, Donna Williams, Mike Goldstein, Tommy Ellison, Cindy Dickens and Main Street Manager Reagan Rothenberger.

CALL TO ORDER

Mr. Lane convened the meeting at 6:35 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst, Donna Williams, Mike Goldstein, Tommy Ellison, and Main Street Manager Reagan Rothenberger.

REORGANIZE BOARD OF DIRECTORS BY ELECTING A PRESIDENT, VICE PRESIDENT AND SECRETARY FOR THE UPCOMING YEAR.

On a motion made by Mr. Tedford to nominate Jason Lane for President, second by Mr. Collins, all in favor, motion passed unanimously. On a motion made by Mr. Collins to nominate Mr. Tedford as Vice President, second by Mrs. Piwko, all in favor, motion passed unanimously. On a motion made by Mr. Smith to nominate Mrs. Piwko for Secretary, second by Mr. Collins, all in favor, motion passed unanimously.

PUBLIC COMMENT

Mr. Goldstein addressed the EDC Board regarding his concerns about county road situation going around the college and the funding method. I understand, and it is in the paper this morning that EDC was asked to support \$125,000 per year and CDC was asked to support \$100,000 per year. Our estimated tax collection this year is \$225,000 and we have approximately \$300,000 in a trust account. We have already committed \$195,000 to this year's budget. This would put CDC in a significant financial bind. I would not vote for this and would not ask the CDC board to vote for this as well. I would be comfortable voting \$50k per year toward this project. If this continues to go on we could be out of money in a couple years. What I'm trying to say is; could it be possible that our portion be reduced. Mrs. Piwko wanted to clarify if the board had a discussion on this item. Mr. Goldstein said the board has not, but I'm recommending they do not vote for this item.

Ms. Dickens addressed the EDC Board regarding Highway 380 project. If you choose the altered yellow route it would destroy everything we have our home and business. If the yellow route is moved over to accommodate certain people in the City. Are we not as important as anyone else? It would take everything we have, feel you're more concerned covering the earth with concrete. You say you are planning for the future, what about the people that are here now. Maybe you should consider if you move the traffic off the current Highway 380, those businesses will die. These businesses contribute a large amount of sales tax dollars which support 4A and 4B. These businesses pay property taxes as well. What about our nationally recognition with the Main Street downtown, I feel it would dry up as well. Ms. Dickens stated they want Highway 380 to stay where it is, we are ok with the blue and red routes and the County Commissioner told her he would recommend the blue route to TXDOT.

CONSIDER, DISCUSS AND ACT UPON ITEMS RELATED TO THE PRELIMINARY LAND USE MAP

Mr. White presented a map to the EDC board regarding preliminary land use map. Mr. White stated this route was moved to accommodate people's comments, including Ms. Dickens. Mr. White is looking for support from EDC Board to continue going forward. Mr. White wanted to know if EDC is in favor of the two employment centers (A&B). Mr. Lane thinks the discussion on employment centers with others they have set on a 6,000 acre. Mr. Lane supports designating the area, but realizing it needs tweaking. The map would eventually role into the comprehensive plan. Mr. Collins stated if we do not put aside land we will strap ourselves later. Three quarters covers what people want as parks, homes, etc. Railroad would be a focal point. Mr. Tedford said he is comfortable starting with this. but thinks if they do not set aside land now it will create problems later. Mrs. Piwko is in favor so people will know what is coming in and may be living by an industrial zone. Zoning would not be a problem for different uses. Mr. Smith said he is generally ok with it but he thinks they should be more focused and look at infrastructure that is already in place. Mr. Smith thinks we need to utilize the railroad and thinks money being spent right now is premature. Mr. Smith does not see an influx of companies wanting to come in now. There is already an industrial area that has not sold in several years. Mr. Smith thinks we should wait until there is more of a demand. Mr. Lane seems like they are online with some areas but Mr. White needs direction from the EDC Board. Mr. Lane thinks it's a good plan outside the City limits. Mr. Lane believes there will be some tweaking and this is generally the direction we need to go. Mrs. Piwko asked about how the land use map was created/choppy. Mr. White stated he went by property lines. Mr. White stated wants to hire a professional land use map person to create the map. Mr. Smith stated if we do not approve tonight can we amend the budget later to do so at a later date. Mr. Lane stated he wanted a census from the EDC Board as a general concept. Mr. Tedford stated the EDC board is in favor of the idea but not necessarily

today. Mr. White stated the take away from this board is in support of the employment centers. Mr. Collins stated what is the process and our next steps. Mr. White stated he would like to introduce to Council formally, would ask for Council support.

BUDGET WORKSHOP

Mr. Lane stated last year's budget revenue in sales tax of \$264,800 dollars feels this was overestimated. Before we go forward we need to know what our revenue stream is. There is some information in the newspaper, but not sure how accurate. Mr. Tedford stated to date we have collected \$134,299 in sales tax revenue, this is a significant short fall. Mr. Tedford feels at this trend we will end up with approximately \$180,000k. Decrease in sales tax has been devastating. Need to build budget with more realistic figures. Mr. Collins agreed that \$180,000 is a reasonable number. Mr. White stated there was an industry that had a drastic reduction in sales tax and not sure if it was miscoded, still investigating. Mr. Lane stated for the purpose of the workshop start with \$180,000. Mr. Collins stated it is hard to complete a budget without good numbers, hard to plan for next year when we do not know what is happening. Mr. Lane stated we can listen to what Mr. White request are and postpone budget until we have some good numbers. Mr. Tedford agreed would like to see some hard numbers.

Mr. White stated his request are not in any particular order. First item is for the Farmersville Electric Substation Acquisition and Distribution Line Improvements. Mr. White stated he wants to take over the substation from ONCOR in the amount of \$85k. would like to borrow the funds from EDC and save money from going to out for a bond. Mr. White stated this gives us options to maintain the antenna and could be used as an Currently the system has reliability problems, do not want the College to experience any issues. Garland performed the study showing we have issues. We may end up with a substation on the east side of town. Transmission lines are paid thru TCOST. Transformer is at the end of its life but will be able to handle the College. Next budget year upgrade transformer. Mr. White asking for \$85k to acquire substation and \$125k for distribution line upgrades from current substation site to the northeast corner of the College site. Mrs. Piwko asked about the substation on the east of town, do we own the property. Mr. White said no, we are planning. Mrs. Piwko asked why there are reliability problems. Mr. White stated we back up to ONCOR and that is not a normal situation. Mr. Tedford stated ONCOR would give a clean bill of health. Mr. White said we are paying for the soil testing. Mrs. Piwko asked if we could possibly lower rates. Mr. White stated he would not recommend that. Mr. Smith said April 19th board meeting it stated 6 options different ways to fix the issue if we didn't buy the substation. Mr. White stated if we buy the property we would get an antenna that could help the fire and police communications. Mr. Smith asked can the atenna help the College and if you were not buying this what would you do to get the electric for the College. Mr. White stated we

would still upgrade the distribution line, ONCOR would continue to own substation Mr. Tedford said one point you shared earlier we pay monthly for the substation. Mr. White stated yes approximate \$3 to \$4k per month. Mr. Smith asked what the cost would be to build the substation out East. Mr. White stated apprimately \$5million.

Mr. White stated we talked about this previously, the land use map upgrades. Mr. White presented the rationale for this request. Mr. Tedford asked are there alternatives to this map, are there current resources out there to help with the map. Mr. White stated not that I am aware of. We have a planning engineer set aside for planning, Kimley Horn they are our planning company for the City. Mr. Tedford asked to look at different alternatives than paying for this map. Mr. Collins asked are there any resources even at the state level to do planning. Mr. White stated he is not aware of anything. Mr. Collins stated the only problem with that is you will get a planner with a grant that knows nothing about this area.

Mr. White next budget request was for the Farmersville Parkway and Collin Parkway Improvements. Mr. White read out loud the rationale behind this along with the Development Agreement between the City and the College.

Mr. Tedford asked if the \$8 million would the complete the project. Mr. White stated yes this would complete the whole project. Mr. White stated there are some things we can do. We can phase it in. NCTOCG said they may be willing to widen Highway 78 from Highway 380 to Farmersville Parkway. They may be able to help with other projects as well. Mr. Tedford stated assuming we did the project are the funds still available thru the County. Mr. White stated yes. Mr. White stated we would enter into inter-local agreements with CDC, EDC and TIRZ, we have lots of options. We can lessen cost by cutting back scope. Mr. Collins stated he appreciates Mr. White reviewing all the options. Mr. White stated we are not making any decisions tonight, just wanting to see if we have support. Mr. Collins stated making this project into 2 phases, to help with cost. Mr., Smith asked Mr. White when you knew we had an agreement with the College. Mr. White stated he had heard about it but hadn't read it until I met with the College over the past year. This City could not find the agreement. The college brought a copy to the City. Mr. Smith asked about the standards of the roads. Mr. White stated it would be built to City standards. Some right-of-ways have been purchased some have not. Mr. Smith asked would we have to go by Collin standards since we are using their money. Mr. White stated it would be City standards. Mr. Smith asked if the \$8m figure is this total turnkey. Mr. White stated yes, utilities, right-of-ways etc. Mr. Smith asked if there is a breakdown on the \$8m. Mr. White stated he is producing it now, feels it is good numbers, but waiting for further review. Mr. Smith stated not good until we have reliable numbers. Mr. Smith stated he understands right of way is 100 foot. Mr. White stated he does not have numbers but will make sure it is right. Mr. Smith stated there are a couple of buildings involved and feels there's not a 100 foot available. Mr. Smith asked about the financing the debt service repayment was \$400k per year and know it is showing \$450k. Mr. White stated he depended on staff to review numbers and went over it and felt it was a good number. Mr. White stated he will get with Daphne Hamlin to forward bond repayment information to Mr. Smith.

Mrs. Piwko asked if the City would look at roadway impact fee and request the City Manager to come up with numbers to perform a roadway impact fee study. Also, ask if council would implement this. Mr. Lane said we can add this to future agenda. Mrs. Piwko stated Mr. Rothenberger when he was completing his masters he had some information on impact fees. Mr. Rothenberger stated he had developed a paper regarding impact fees but does not consider himself an expert. Mr. White stated is would cost over \$100k but it will take years.

Mr. Lane stated since we do not have good numbers for our budget, we need to get those numbers for this budget and reschedule. Date was set for August 2nd to go over budget.

SET PUBLIC HEARING DATE

Item tabled

ADJOURNMENT:

Meeting adjourned at pm. 8:13

Jason Lane, Chairmar

ATTEST:

Diane Piwko, Secretary

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.D
Subject	Main Street Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.E
Subject	Planning & Zoning Commission
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	1. Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action



CITY OF FARMERSVILLE PLANNING AND ZONING COMMISSION MINUTES REGULAR MEETING July 16, 2018, 6:30 P.M. COUNCIL CHAMBERS, CITY HALL 205 S. Main Street

I. PRELIMINARY MATTERS

- Vice Chairman Sarah Jackson-Butler presided over the meeting which was called at 6:30 p.m. Commissioners, Lance Hudson, Luke Ingram, Rachel Crist, Russell Chandler and Paul Kelly were in attendance. Bobby Bishop was not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary
 - Motion to elect Paul Kelly as Chairman made by Sarah Jackson-Butler
 - o 2nd to approve made by Russell Chandler
 - o All members voted in favor
 - Motion to elect Sarah Jackson-Butler as Vice -Chairman made by Paul Kelly
 - o 2nd to approve made by Russell Chandler
 - o All members voted in favor

- Motion to elect Russell Chandler as Secretary made by Paul Kelly
- o 2nd to approve made by Sarah Jackson-Butler
- All members voted in favor

III. <u>ITEMS FOR DISCUSSION AND POSSIBLE ACTION</u>

- A. Consider, discuss and act upon minutes from June 20, 2018.
 - Motion to approve made by Paul Kelly
 - o 2nd to approve made by Russell Chandler
 - All members voted in favor
- B. Consider, discuss and act upon the Final Plat of the Pollard Addition, Lots 1-4, Block 1.
 - Sandra Green explained the property was located in the City's Extra Territorial Jurisdiction (ETJ) and the family was subdividing in order to build houses. She also indicated it was reviewed by the City's Engineering Firm, DBI, and they recommended approval.
 - Motion to approve made by Russell Chandler
 - o 2nd to approve made by Lance Hudson
 - All members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 6:36 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

FARMERS Paul Kelty, Chairman

Agenda Section	Informational Items and Council Liaison Reports
Section Number	IV.F
Subject	Building & Property Standards Commission
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	 Possible Council Liaison Report City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

Agenda Section	Informational Items and Council Liaison Reports							
Section Number	V.G							
Subject	City Manager Verbal Report							
То	Mayor and Council Members							
From	Ben White, City Manager							
Date	August 28, 2018							
Attachment(s)	None							
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php							
Consideration and Discussion	 Ben White to lead discussions regarding: 1. Camden Park Update 2. Concrete Plant(s) Update 3. Palladium Apartments Update City Council discussion as required. 							
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Disapprove Move item to another agenda. No motion, no action 							



Agenda Section	Public Hearing
Section Number	V.A
Subject	Public hearing to consider, discuss and act upon Ordinance #O-2018-0828-001 regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	 Staff Report Ordinance #O-2018-0828-001 Banquet/Meeting Hall Section 3.9.4 from Zoning Ord.
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action





SUBJECT: Public hearing to consider, discuss and act upon an Ordinance to include

Banquet/Meeting Hall as an approved use in the CA - Central Area District

with approval of an SUP

MEETING DATE: August 28, 2018

DEPARTMENT: Planning

CONTACT: Sandra Green, City Secretary

RECOMMENDED CITY COUNCIL ACTION:

Public hearing to consider, discuss and act upon Ordinance #0-2018-0828-001 regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.

ITEM SUMMARY:

- At the end of July there were a few businesses interested in having event centers located in the CA Central Area District of the City.
- On August 14, 2018, staff brought the possible text amendment to the City Council to inquire as to whether they wanted to pursue a change in the Zoning Ordinance. It was recommended that staff take the item to the Planning & Zoning Commission for review and recommendation to City Council.
- On August 20, 2018, the Planning & Zoning Commission met and reviewed the proposed text amendment to the Zoning Ordinance. All members voted to approve and recommend the text and use chart amendments to the City Council.

CITY OF FARMERSVILLE ORDINANCE #2018-0828-001

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERSVILLE, ORDINANCE #0-2018-0508-001 AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF SECTION 3.6, "SCHEDULE OF PERMITTED USES," BY AMENDING SECTION 3.6.8, "EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES," BY IDENTIFYING "BANQUET/MEETING HALL" ON SUCH USE CHART AS A USE THAT IS ALSO PERMITTED IN THE CA - CENTRAL AREA DISTRICT SUBJECT TO THE APPROVAL OF A SPECIFIC USE PERMIT; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas ("City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Chapter 211 of the Texas Local Government Code, as amended, authorizes a municipality to adopt and update zoning ordinances for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, the City previously adopted a Comprehensive Zoning Ordinance under the authority of Chapter 211 of the Texas Local Government Code, which Zoning Ordinance was adopted by and through the adoption of Ordinance #O-2018-0508-001 on or about May 8, 2018 ("CZO"); and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council"), desires to amend the CZO to allow a "Banquet/Meeting Hall" use in the CA – Central Area District subject to the approval of a specific use permit for such use provide for motor vehicle towing, motor vehicle recovery, and motor vehicle storage use services as an allowable use as provided herein below; and

WHEREAS, the City Council of the City of Farmersville, Texas, does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals, and general welfare of the City of Farmersville.

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

SECTION 1. INCORPORATION OF FINDINGS

The findings set forth above are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

SECTION 2. AMENDMENT OF ORDINANCE #O-2018-0508-001 AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF SECTION 3.6, "SCHEDULE OF PERMITTED USES," BY AMENDING SECTION 3.6.8, "EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES," BY IDENTIFYING "BANQUET/MEETING HALL" ON SUCH USE CHART AS A USE THAT IS ALSO PERMITTED IN THE CA - CENTRAL AREA DISTRICT SUBJECT TO THE APPROVAL OF A SPECIFIC USE PERMIT

From and after the effective date of this Ordinance, Ordinance #O-2018-0508-001 as heretofore amended, is hereby amended through the amendment of Section 3.6, "Schedule of Permitted Uses," by amending Section 3.6.8, "Educational, Institutional, and Public Uses," by identifying "Banquet/Meeting Hall" on such use chart as a use that is also permitted in the CA - Central Area District subject to the approval of a Specific Use Permit to make the subject line hereafter read as follows:

Zc	oning District Legend			Resid	dentia	al Dist	tricts			Non-Residential and Mixed- Use Districts						
P S	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District	ED – Estate Development	SF-1 — Single Family Dwelling-1 District	SF-2 — Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F — Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-	MF-2 – Multifamily Residence-	NS – Neighborhood Service District	GR – General Retail District	C- Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA - Central Area District	Use-Specific Regulations
Ва	nquet/meeting hall											S*			5*	3.9.4

SECTION 3. SEVERABILITY

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

SECTION 4. REPEALER

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

SECTION 5. PENALTY

Any person, firm, partnership, corporation, or other entity violating any provision contained in this Ordinance shall, upon conviction, be fined an amount not more than \$500.00; and each day a violation exists shall be deemed a separate offense. A culpable mental state is not required.

SECTION 6. PUBLICATION

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

<u>SECTION 7</u>. ENGROSSMENT AND ENROLLMENT

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

SECTION 8. SAVINGS

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

SECTION 9. EFFECTIVE DATE

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

PASSED on first and final reading on that a properly scheduled meeting of the there being a quorum present, and app	ne City roved	day of Council of the City by the Mayor on the	of Farmersville, Te date set out below	2018 exas w.
APPROVED THIS		DAY OF	, 2018.	
	APF	PROVED:		
	BY:	Jack Randall Rice Mayor		
ATTEST:				
Sandra Green City Secretary				
APPROVED AS TO FORM:				
Alan D. Lathrom				

City Attorney

3.9.3 ANTENNA AND/OR ANTENNA SUPPORT STRUCTURE, NON-COMMERCIAL

Amateur radio antennas and other transmitting and receiving devices of microwave or electromagnetic waves for broadcasting use shall not interfere with radio or television reception of adjoining property owners, and shall comply with all regulations of the Federal Communications Commission (FCC). In no case shall the height of such antennas exceed 40 feet and proper guy wire securement shall be followed. In no manner shall the use of such equipment infringe upon adjoining property owners. Roof-mounted satellite dishes in excess of 50 pounds shall be approved by a registered architect or professional engineer by written letter to the City Manager, prior to installation, stating the antenna stability and support and that such dish shall not extend more than six feet above the roof.

3.9.4 BANQUET/MEETING HALL

- Access to the lot on which the use is situated must be from an arterial or major collector street as identified on the city's Thoroughfare Development Plan.
- The applicant shall submit a site plan and landscape plan in addition to any other plans that may be required by the city's ordinances, drawn to scale and sealed by a professional engineer or professional architect licensed by the State of Texas with the specific use permit application for consideration and approval by the planning and zoning commission and the city council.
- Banquet or meeting halls may provide live or recorded entertainment, and, may serve catered meals and alcoholic beverages when the owner or operator holds the appropriate licenses and permits.
- Banquet or meeting halls shall minimize disturbances to surrounding properties which includes restricting activities inside the structure or if located outside, no electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.

3.9.5 BODY ART STUDIO

- Facilities offering tattooing, permanent or intradermal cosmetic services and body piercing must be licensed by the state and must meet all city environmental health requirements.
- Body art studios as a primary or standalone use shall be required to obtain a specific use permit and shall be prohibited within 1,000 feet, as measured by a singular straight line, from any other body art studio, church, day care, residentially zoned district, or public or parochial school. The measurement for this distance requirement shall be in a straight line from the nearest property line of the lot where the body art studio is located without regard to intervening structures or objects, to the nearest property line of the lot where the church, day care, residentially zoned district, or public or parochial school is located. The 1,000 foot distance requirement may be reduced to 300 feet if the city council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood.

Agenda Section	Public Hearing
Section Number	V.B
Subject	Public hearing to consider, discuss and act upon Ordinance #O-2018-0828-002 regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA – Central Area District uses to CA – Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	 Staff Report Application from Jodye Svoboda for SUP Letter & Website Printouts from RSVP Farmersville Letter of Support Ordinance #O-2018-0828-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	Motion/second/vote



CITY COUNCIL AGENDA ITEM

SUBJECT: Public hearing to consider, discuss and act upon a Specific Use Permit

(SUP) for a banquet/meeting hall (RSVP Farmersville) at Block B, Lot 13a and 13b in the Farmersville Original Donation, which is more commonly

known as 101 Candy Street, Suite B.

MEETING DATE: August 28, 2018

DEPARTMENT: Planning

CONTACT: Sandra Green, City Secretary

RECOMMENDED CITY COUNCIL ACTION:

Consider, discuss and act upon Ordinance #O-2018-0828-002 regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA — Central Area District uses to CA — Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.

ITEM SUMMARY:

- In July Jodye Svoboda approached the City's Main Street Manager about opening an
 event venue called RSVP Farmersville in the CA Central Area District at 101 Candy
 Street, Suite B. It was explained to Ms. Svoboda that the current Comprehensive
 Zoning Ordinance of the City did not allow for the use of a banquet/meeting hall in the
 CA Central Area zoning district.
- On August 14, 2018, staff brought the possible text amendment to the City Council to inquire as to whether they wanted to pursue a change in the Zoning Ordinance. It was recommended that staff take the item to the Planning & Zoning Commission for review and recommendation to City Council.
- On August 20, 2018, the Planning & Zoning Commission met and reviewed the proposed text amendment to the Zoning Ordinance. All members in attendance voted to approve and recommend the text and use chart amendments to the City Council.
- Also on August 20, 2018, the Planning & Zoning Commission met and reviewed Ms.
 Svoboda's Specific Use Permit (SUP) for the proposed banquet/meeting hall. All
 Planning & Zoning Commission members in attendance voted to approve and
 recommend the Specific Use Permit (SUP) to the City Council with a one year renewal
 on the SUP to make sure noise would not present an issue for neighbors and to
 ensure possible parking on the street would not hinder emergency vehicle access.



CITY OF FARMERSVILLE SPECIFIC USE PERMIT APPLICATION

APPLICANTS NAME: KSVP PARVIESVILLE, LLC.
APPLICANT'S ADDRESS: 101B CANDY STREET
APPLICANT'S CONTACT NUMBERS: 972 672 0452 /972-532-1234
NAME OF OWNER: UDDYE SVOBODA
ADDRESS OF OWNER: 311 E SANTA FEST., FARMERSVILLE
LOCATION OF PROPERTY: 1018 CANDY STREET
LEGAL DESCRIPTION OF PROPERTY:
LOT NO. 13A, 13B TRACT Original Donation BLOCK NO. B
PLAT_N/A ADDITION: N/A
SURVEY: NIA NUMBER OF ACRES: . 16 acres
For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.
PROPOSED USE: EVENT CENTER PART VENUE
ATTACH A LETTER describing all processes and activities involved with the proposed uses.
ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.
THE EIGHT CONDITIONS listed on the back of this sheet MUST be met before City Council can grant a Specific Use Permit.
ATTACH THE APPROPRIATE FEE: \$1,000 Retainer Fee to be used for all expenditures in conjunction with the Specific Use

Permit. Any amount remaining will be refunded to the owner as designated above.

AUG - 2 2018

BY:

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT:

Date: 8/1/8"

SIGNATURE OF OWNER:

ellandre: 8-

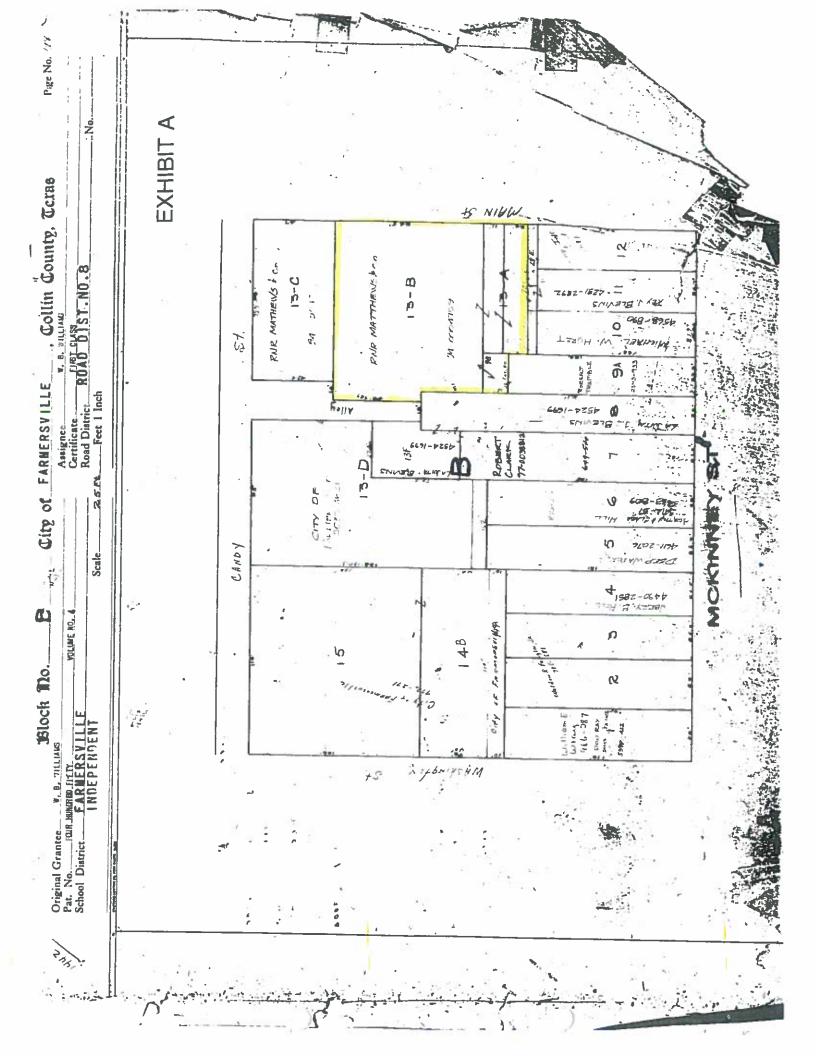
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- · Proposed landscaping and screening buffers...
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other
 property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been
 or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control
 offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.





August 2, 2018

To Whom It May Concern,

RSVP Farmersville is located at 101B Candy Street in the interior half of the former McCraw's Candy Kitchen. There will be approximately 3500sqft of usable warehouse space as well as about 1500sqft of outdoor patio/courtyard.

The planned use of RSVP Farmersville is as an event center (or Social Space, as I like to call it) available for rent to private parties, large and small. From Monday-Thursday, 9:00am-10:00pm and Friday-Sunday 9:00am-2:00pm, the space can be rented by the hour with a 2 hour minimum. There will be longer time blocks, 4:00pm-11:00pm, Friday-Sunday for larger events. Examples of the hourly gatherings would be meetings, luncheons, birthday celebrations, etc., while the other events might include wedding receptions, reunions, and corporate holiday parties.

There will be rules in place requiring security personnel at specific events and TABC licensed bartenders when alcohol is present.

If there are any further questions, please contact me at the number or email address below.

Thank You

Jodye Svoboda

rsvpfarmersville@gmail.com



MENU

ABOUT

Looking for a social space that's not like all the others? RSVP Farmersville is just that! With its exposed brick walls, concrete floors, and glowing party lights, this vintage warehouse is perfect for any gathering, large or small. In 1908, the building was home to McCraw's Candies, makers of the world's first peanut patty. That historic charm is still evident today, along with a new energy on the streets of downtown Farmersville.

RSVP Farmersville offers a prep kitchen, a large bar, tables and chairs for up to 200, as well as "rentable" items for serving and décor. Attached to the climate-controlled warehouse is a covered patio and a spacious open courtyard for everything from company gatherings to pitching washers.

Contact RSVP Farmersville today and start planning . . .



MENU

PRICING & INFO

All Day (9:00 a.m. – 11:00 p.m.)	<u>Afternoon/Evening (4:00 p.m. – 11:00 p.m.)</u>	
Friday \$2,500.00 Saturday \$3,000.00 Sunday \$2,000.00	Friday Saturday Sunday	\$2,000.00 \$2,500.00 \$1,500.00

Hourly:

Monday - Thursday 9:00 a.m. - 10:00

p.m. \$125.00 per hour/2 hour minimum

Friday - Sunday 9:00 a,m. - 2:00

p.m. \$150.00 per hour/2 hour

minimum

All times include decorating, set up, and clean up time.

If everyone, guests & vendors, is not out of the venue by the allotted time, your security deposit will not be returned.

Pricing includes:

3500 sq. ft. climate-controlled warehouse & 1500 sq. ft. covered patio & open courtyard space

- set up and break down of tables and chairs for up to 200 people
- prep kitchen including a sink, refrigerator, chest freezer, and microwave
- · large fixed bar
- 2 beautiful dark wood tables with black metal chairs seating up to 10 people each
- · WiFi/internet service

Payment:

There is a 20% non-refundable deposit due with the contract to reserve the date. This deposit will be applied to the final balance owed.

A security deposit will be required for any damage and/or clean-up costs. As long as the property is left as it was found, the security deposit will be returned within 2-3 weeks after the event.

\$500.00 — security deposit for any event lasting 4 or more hours

\$200.00 — security deposit for any event lasting 2-4 hours

The security deposit and final balance owed will be due 60 days prior to the event date. If it is not paid, the date will be forfeited.

Cash or check is preferred.

There is a 3% fee for use of debit/credit cards.

Alcohol

Alcohol is permitted but limited to beer, wine, and champagne.

Whether supplied by the caterer or BYOB, all alcohol must be served from behind the bar by a TABC licensed bartender at the customer's expense.

Security Officer

A security officer will be required at the customer's expense

any event with 50 or more guests. A second officer will be required for more than 200 guests.

Security for events with up to 50 guests will be required at RSVP Farmersville's discretion.

Outside vendors are welcome as long as they're insured. Caterers who provide alcohol must also be licensed to do so.



MENU

FREQUENTLY ASKED QUESTIONS

How many people can you accommodate?

A bunch! At this point, we'll say up to 200 people. That number could be a little higher once we're open.

Do you furnish tables & chairs?

Absolutely! We will furnish tables and chairs for up to 200 people. Tables include 60" rounds (10), 8' rectangles (12), and 2 beautiful wooden tables with 20 sturdy black ladder back chairs. Our other chairs are black wooden folding chairs. We do not supply linens, napkins, chair covers, etc.

Is alcohol allowed?

Yes, sort of. Alcohol is allowed but limited to beer, wine, and champagne. Most alcohol will be served from behind the bar by a TABC licensed bartender. If your

bartender. If you BYOB, a licensed bartender will be hired by RSVP Farmersville at the customer's expense and included in the contract.

What time are events required to stop?

For events taking place Monday-Thursday, closing time is 10:00 p.m., which means everything must be cleaned up and everyone must be gone by 10:00 p.m.

For events taking place Friday, Saturday, or Sunday, closing time is 11:00 p.m., which means everything must be cleaned up and everyone must be gone by 11:00 p.m.

Can I hang my own decorations?

The building is an old candy factory. Most of the wall space is brick. Command hooks are okay. Screws or nails are not okay. The ceilings are WAY up there, so, no decorations hanging from the ceilings or sprinkler pipes, please.

Is there a kitchen available?

Yes. There is a prep kitchen with a small double sink, refrigerator, microwave, and a small chest freezer for ice. There is also ample counter space. Please, no unsupervised children in the kitchen.

Can we throw confetti or glitter?

Unfortunately, no. Please, no confetti, no glitter, and no sparklers.

Are security guards required?

If your event is 3+ hours and/or there are 50+ people, a security guard is mandatory. Any event with 200+ people will require 2 security guards. Security for events under 3 hours or fewer than 50 people will be required at RSVP Farmersville's discretion.

Do you have a preferred vendor list?

Not yet but hopefully, soon!

Candles are allowed but only if enclosed in glass.

Am I responsible for clean up?

Why, yes, you are! The kitchen area should be wiped down, and any food, alcohol, decorations, or trash must be removed from the building. The bathrooms should be left as they were found. Make sure you allow enough time at the end of the night for these housekeeping duties.

Does RSVP Farmersville have "open" hours?

Not officially, but you can use the "contact" tab here on our website if you'd like to see what all the fuss is about!

Other than the venue rate, what other fees are included?

There is a security/clean-up fee, to be returned if no problems arise. If required, there will be fees for security and licensed bartenders. If you choose to use anything from our "Rentables" section, those fees are also extra.

Can I use RSVP Farmersville for a photo shoot if I'm not having an event there?

Yes, but there will be a \$50 per hour use fee, and you'll need to make an appointment so someone can be there to let you in.

Does RSVP Farmersville have AC and Heat?

Absolutely! Or, at least most of it does. The warehouse is climate controlled. The outside area has a covered section with ceiling fans as well as an open outdoor courtyard. We must say, a breeze blows through there rather nicely!

Are there dressing rooms?

Other than the public restrooms, there are no dressing areas. That means you'd better show up wearing your party duds!

Do you have Audio/Visual equipment?

Not yet. Hopefully, we'll have those in our near future! I mean, we do need a place to watch the Cowboys in the next Super Bowl, right?!

Planning & Zoning Commission City of Farmersville, Texas

Dear Planning and Zoning Commission,

This is a letter of support for the proposed zoning change to allow for Banquet and Meeting Halls in the Central Area. Allowing for such uses will allow for the opening of RSVP Farmersville.

We as downtown stakeholders agree that RSVP Farmersville will bring increased foot traffic to our downtown, and will be an asset to the commerce and vitality of the downtown area.

Furthermore, Jodye Svoboda has taken great care to ensure that downtown business owners and property owners will not be negatively affected. She has taken into account strict hours, and will not allow events past 12:00. Furthermore, she has strict requirements for having security on site during events.

We as downtown stakeholders support this facility, and ask that the Planning and Zoning Commission proceed with the zoning amendment in order to allow progress on the building. We as owners notice that our zoning already allows for "dance halls" and "night clubs", and we feel that adding a use for more peaceable assemblies will not be a problem to our downtown.

Sincerely from the following,

Barrely from the following,

Barrely from the following,

Barrely form t

Planning & Zoning Commission City of Farmersville, Texas

Dear Planning and Zoning Commission,

This is a letter of support for the proposed zoning change to allow for Banquet and Meeting Halls in the Central Area. Allowing for such uses will allow for the opening of RSVP Farmersville.

We as downtown stakeholders agree that RSVP Farmersville will bring increased foot traffic to our downtown, and will be an asset to the commerce and vitality of the downtown area.

Furthermore, Jodye Svoboda has taken great care to ensure that downtown business owners and property owners will not be negatively affected. She has taken into account strict hours, and will not allow events past 11:00 p.m. Furthermore, she has strict requirements for having security on site during events.

We as downtown stakeholders support this facility, and ask that the Planning and Zoning Commission proceed with the zoning amendment in order to allow progress on the building. We as owners notice that our zoning already allows for "dance halls" and "night clubs", and we feel that adding a use for more peaceable assemblies will not be a problem to our downtown.

Sincerely from the following,

Wather

A Day

January

January

Lance (Lang)

CITY OF FARMERSVILLE ORDINANCE #2018-0828-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE. ORDINANCE #O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON A LEASE SPACE LOCATED ON BLOCK B. LOTS 13A AND 13B IN THE FARMERSVILLE ORIGINAL DONATION, AND WHICH LEASE SPACE IS MORE COMMONLY KNOWN AS 101 CANDY STREET, SUITE B, FARMERSVILLE, TEXAS 75442. FROM CA - CENTRAL AREA DISTRICT USES TO CA – CENTRAL AREA DISTRICT USES SUBJECT TO A SPECIFIC USE PERMIT (SUP) THE FOR **OPERATION** OF BANQUET/MEETING HALL; PROVIDING A PENALTY: PROVIDING FOR SEVERABILITY: PROVIDING A REPEALER CLAUSE: PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT: PROVIDING A SAVINGS CLAUSE: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas, (the "City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

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

WHEREAS, the City Council of the City of Farmersville, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

SECTION 1: FINDINGS INCORPORATED

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

SECTION 2: PROPERTY REZONED

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance #O-2018-0508-001, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That lease space located on Block B, Lots 13a and 13b in the Farmersville Original Donation, and which lease space is more commonly known as 101 Candy Street, Suite B, Farmersville, Texas 75442, presently zoned CA – Central Area District uses is hereby changed to CA – Central Area District uses subject to a Specific Use Permit (SUP) for the operation of a banquet/meeting hall in accordance with the specific requirements contained in the City's Master Plan and Zoning Ordinance, and as stated herein and in the exhibits attached hereto.

SECTION 3: Conditions and Requirements Imposed

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

- 1. The Specific Use Permit granted hereby is a personal license that is specific to the banquet/meeting hall identified as RSVP Farmersville located at 101 Candy Street, Suite B, Farmersville, TX 75442, and Jodye Svoboda the owner of said banquet/meeting hall.
- 2. The Specific Use Permit granted hereby shall not be transferable to any other named banquet/meeting hall or location or owner.
- 3. The Specific Use Permit granted hereby shall be in full force and effect for a period of one-year from the effective date of this Ordinance.

4. The owner of the banquet/meeting hall may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being of such duration as is determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.

SECTION 4: APPROVED SITE PLAN AND LANDSCAPE PLAN

The change in the zoning classification established and described in Section 2 herein shall be and is hereby made subject to compliance at all times with the following conditions and requirements:

1. The attached Site Plan, labeled Attachment "A," shall be an exhibit to the Specific Use Permit (SUP).

SECTION 5: OFFICIAL ZONING MAP TO BE MODIFIED

It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

SECTION 6: REPEALER

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

SECTION 7: SEVERABILITY

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

SECTION 8: PENALTIES FOR VIOLATION

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of

Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 9: INJUNCTIVE RELIEF

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

SECTION 10: PUBLICATION

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

SECTION 11: ENGROSSMENT AND ENROLLMENT

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

SECTION 12: SAVINGS

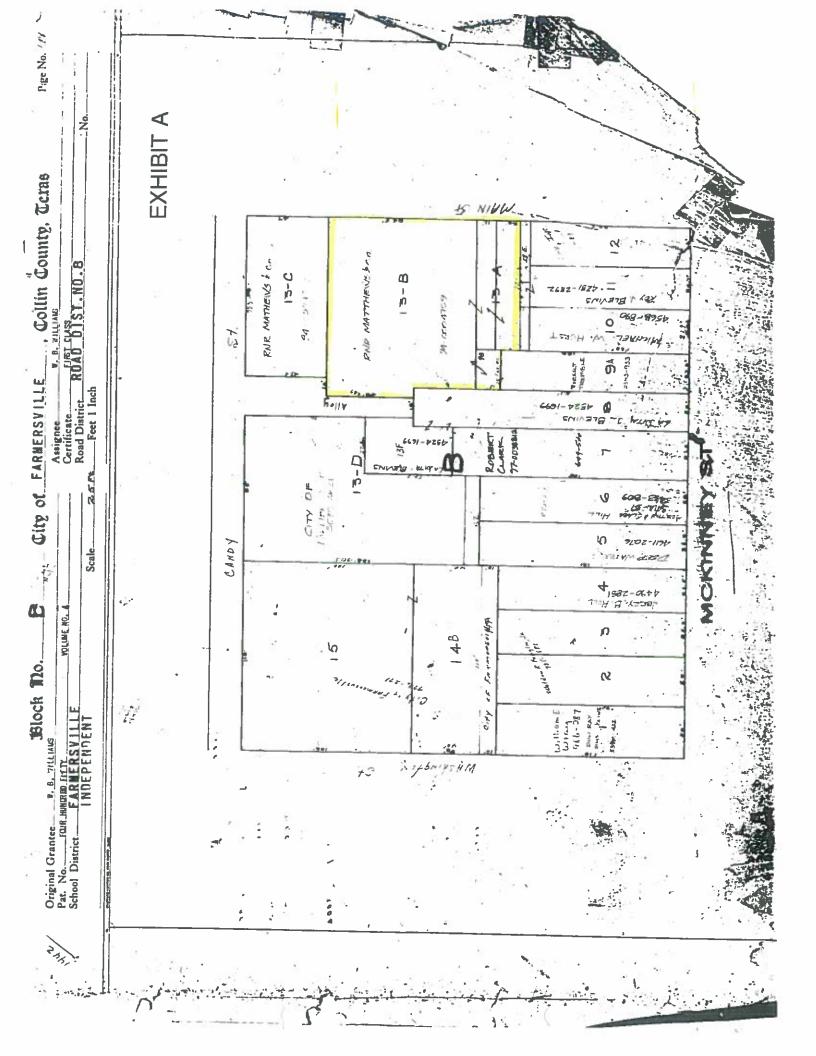
All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether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

SECTION 13: EFFECTIVE DATE

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

[Remainder of page intentionally left blank.]

a properly schedul		City Council of the	2019, at e City of Farmersville, e Mayor on the date set
	APPROVED THIS _	DAY OF	, 2018.
		APPROVED:	
		BY: Jack Randall Mayor	Rice
ATTEST:			
Sandra Green City Secretary			



Agenda Section	Public Hearing
Section Number	V.C
Subject	Public hearing to consider, discuss and act upon the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	Staff Report DBI Engineers Approval Letter Staff Report Report Staff Report Plat Staff Report Staff Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	Motion/second/vote □ Approve □ Approve with Updates □ Disapprove ■ Motion/second/vote to continue to a later date. □ Approve □ Disapprove □ Disapprove ■ Move item to another agenda. ■ No motion, no action



CITY COUNCIL AGENDA ITEM

SUBJECT:

Public hearing to consider, discuss and act upon a Final Plat for the Brian

Autoshop Addition, Lot 1, Block 1

MEETING DATE: August 28, 2018

DEPARTMENT:

Planning

CONTACT:

Sandra Green, City Secretary

RECOMMENDED CITY COUNCIL ACTION:

Consider, discuss and act upon the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block

ITEM SUMMARY:

- Mr. Briar applied for a plat a few years ago. The plat has been reviewed by DBI Engineers and the approval letter is attached.
- On August 20, 2018, the plat went before the Planning & Zoning Commission. It was recommended by the City Attorney the plat be changed to a Replat of the Neathery & Marble Addition since a plat had previously been filed with Collin County. All Planning & Zoning members in attendance voted to approve the Briar Autoshop Addition, Lot 1, Block 1, being a replat of the Neathery & Marble Addition, Lot 20B. Block 6.



10 August 2018

Mr. Ben White, P.E., City Manager City of Farmersville 205 S Main Street Farmersville, Texas 75442

RI:

Adam Brian Autoshop

Final Plat

Mr. White:

Revised Final Plat for the Adam Briar Autoshop has been submitted for review by the City of Farmersville. All previous comments have been addressed.

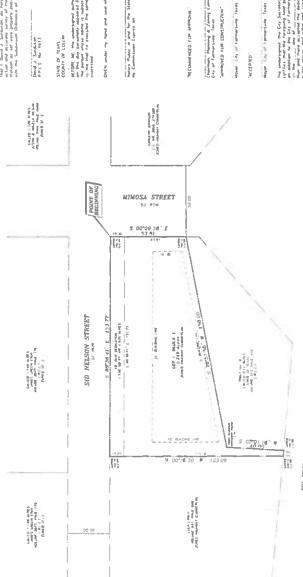
We recommend approval of the Final Plat at this time. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely:

James M. Shankles, Jr., P.F.

DB! Engineers. Inc.

8/14/2019



US HIGHWAY NO. 380

The subject state set in Zono is functional becoming to the finish missionic Rate Was, Homer SEDPECE SALL acres some 2, 2009 in published by the fadoral Emergency Management Appril

Carrier (183 M. annes d. annes d. annes de la carrier de annes (1844 de 1832 de 1832 de 1835 d

The party of parameter, is the party has a first and [5]. They have a party of the party of the

BAST OF BEARING AND MADE CONTROL

421.76

Munumber 84 CH-5

Personal Date Vehical Cities moreon

CITY OF EMBEDDALL BLACKSHIT hone is prompted by ATB

Berlin (ECN #13039)

Date i Doued is Suraname, do herolog carlis that i property they plat have no without and exceeded never of the shint, and that they tenner monounced is shown the car as set ever phopenly plated white may physical lugarin-pain in accordance with the Subsection Definition of the City of Equinosistic SLANGTON'S CENTRALATE
AND ALL WIN BY DE'SE DRESSIBLE

Deed J Sarder

STATE OF PLEAS.

(EUTEL 64), the qualitational dustionals in this last in and for the State of fenera, the fight set is the state of the st

Authors Public in drug for Pile Store of Texas

THE EXPRISE MODELS AND AMENDORS

Demen, Paning & Zeney Cerrors City of Semerand Total Maybe Lay at a german young loads JACKED STREET CONTRACTOR

where the transfer of the Contract of the Cont

The state



DANSES (FAIRTAIL

well first the similar from the place per the security of the street of

field haven been been for the total dead to be all the disconnections of the control of the cont

Legal of a furnishment of the property of the companion o

Park part assemble hubbet ha de pairbang andropores, nums, repulati soubstans at the Edy of Edinbasish, Sods

87 MARA GRAAG COMME P periodity, my home, my fry or Alpha Sheek Comf.

Start Or Hads

(ATOME MI, the contraspond defined), a fabour Phalic of may far the liber of later, and may far the liber of later, and may be propered allowing forms, the may be the later because ments on manufactured to the laterabour parts and interpretability for may have be executed. Most parts to executed the sort of property and interpretabilities from the may have CHE'S product may hand and wast of affice. Inc.

National Physics on saint few from Sapte and Tender

STATE OF HILLS

MEDION MI, the uncorrupting defining, in holosy details on and her the Spire of Jesus, in the stage property depinions, and a finite stage of the property of Child under my hand and seet of pifice, this life

SHALP PLY
SHIRE AUTOSHOP ADDITION
SHIP OF A AUTOSHOP THE
AUTOSHOP THE
AUTOSHOP THE
AUTOSHOP THE
AUTOSHOP THE
COULD COMMENSIOLE
FILE NO.

SURDIZAN SUNYATUNG, DVC. ABAM & NATA BREAK

REPORTS DAY ANALES I PRET

ACT IN MIS-OR that the 20

15 nosunor E = 1 MA 18C ... Neathery & Marble Addition Sid Nelson St. Of Farmersville TE ALOMIM TULA LYNCH 9 2 te nottimaH Scale 1'=100 feet z __

CATT MANORAL SERVED SERVED SERVED SERVED

Walnut St.

GALLO.AT MEHORUA CHURN OF GOD 3212-349

CATHERINE S. ROHOS

32446

Ī

MONTETT

State Highway 380

COPELAND

RAMON C. ROOMIGUEZ

Block 6

ACCT # 1062

Lawyers Tres

Order No. 1913302333

20140408000334270 04/08/2014 11:47:50 AM D1 1/3

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

GENERAL WARRANTY DEED (Cash)

THE STATE OF TEXAS

ŝ

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

Ses

THAT THE UNDERSIGNED, Michael K, Sartain, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and aufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by triese presents does hereby GRANT, SELL and CONVEY unto Yasin Rashid and Nawbahar A. Rashid herein referred to as "Grantee" whether one or more, the real property described as follows.

See Exhibit A Attached

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of COLLIN County Texas.

TO HAVE AND TO HOLD the above described pramises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's rielrs, executors, admin strators, successors and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the pa by Grantés.

EXECUTED this date. April 7, 2014

510 Minege Street, Formors

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on Apri

_, by Michael K. Sartain.

PAUL C. ROGERS, JR. NOTARY FUBLIC STATE OF TEXAS My Comm. Expires 87-10-2014

Notary Name put Roger State of: Texas County of: Collin Expires: 07-10-14

Exhibit A

BEING situated in the W. B. Williams Survey, Abstract No. 952 in Collin County, Texas and being Lot 20-B, Block 6 of the Neathery-Marble Addition to the City of Farmersville and being the tract of land that was conveyed to Miles Smith, et ux in Deed recorded in Volume 340, Page 84 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds to—wit;

BEGINNING at an iron pin set at the Northeast corner of said lot same being the intersection of the South line of Sid Nelson Street and the West line of Mimosa Street

THENCE South 0 degrees 35 minutes East with the West line of Mimosa Street 63 feet to a wooden R.O.W. Marker;

THENCE South 46 degrees 53 minutes West with the North R.O.W. line of US Hwy, 380, 101.1 feet to a wooden R.O.W. Marker;

THENCE North 85 degrees 07 minutes 38 seconds West with said North R.O.W Line 19.6 feet to an iron pin set for corner;

THENCE North O degrees 35 minutes West 125.34 feet to an iron pin set at the base of a corner post in the South line of Sid Nelson Street;

THENCE East with said South line 153.77 feet to the place of beginning, containing 6.40 agres

Filed and Recorded Official Public Records Stacey Kemp, County Clerk Collin County, JENAS 04-08-2014 J.147,50 AM 830,00-DI ATRD 2014-0408000334270

Stangtons

VI. Reading of Ordinances

Agenda Section	Reading of Ordinances
Section Number	VI.A
Subject	Consider, discuss and act upon the second reading of Ordinance #O-2018-0724-002 amending the Sign Ordinance to allow Quilt Barn Square Signs.
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	Ordinance #O-2018-0724-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

CITY OF FARMERSVILLE ORDINANCE # 0-2018-0724-002

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED. THROUGH THE AMENDMENT OF CHAPTER 56, "SIGNS AND ADVERTISING," BY THE AMENDMENT OF SECTION 56-31, ENTITLED "DEFINITIONS; SIGN REGULATIONS AND REQUIREMENTS." BY ADDING Α NEW DEFINITION, REGULATIONS REQUIREMENTS FOR A "QUILT BARN SQUARE SIGN": REPEALING ORDINANCES IN HEREWITH: PROVIDING FOR SEVERABILITY: PROVIDING GOVERNMENTAL IMMUNITY: PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to promote growth and business opportunities in Farmersville; and

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

WHEREAS, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to amend the Sign Ordinance regarding off-premises or off-location signs;

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

SECTION 1. INCORPORATION OF FINDINGS

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

SECTION 2. AMENDMENT OF CHAPTER 56, "SIGNS AND ADVERTISING," BY THE AMENDMENT OF SECTION 56-31, "DEFINITIONS; SIGN REGULATIONS AND REQUIREMENTS" BY ADDING A NEW DEFINITION, REGULATIONS AND REQUIREMENTS FOR A "QUILT BARN SQUARE SIGN"

From and after the effective date of this Ordinance, Section 56-31, entitled "Definitions; Sign Regulations and Requirements," is hereby amended by adding a definition, regulations and requirements of a "Quilt Barn Square Sign" to read as follows:

"Quilt barn square sign" means a wall sign, subject to the additional limitations set forth herein, constructed of metal that is square and attached to a facade of a building and which wall sign has the appearance of a square from a quilt.

1. A sign permit is required.

- 2. Only one quilt barn square sign is allowed on the primary structure on a particular lot.
- 3. A quilt barn square sign shall be used for decorative purposes only.
- 4. A quilt barn square sign shall not advertise any business or product.
- 5. A quilt barn square sign shall not contain the name or logo of any business or product.
- 6. A quilt barn square sign shall be erected against an exterior wall or erected parallel directly onto an exterior wall and extending not more than ¾ inches from the facade of any building to which it is attached, supported throughout its entire length by the building face.
- 7. A quilt barn square sign can be up to 2 feet x 2 feet in size.
- 8. A quilt barn square sign shall count against the percentage of area or number of wall signs allowed on a building facade."

SECTION 3. CUMULATIVE REPEALER

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

SECTION 4. SAVINGS

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

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if

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

SECTION 6. GOVERNMENTAL IMMUNITY

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

SECTION 7. INJUNCTIONS

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

SECTION 8. ENGROSSMENT AND ENROLLMENT

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

SECTION 9. EFFECTIVE DATE

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

[Remainder of page intentionally left blank.]

PASSED on first reading on the H day of August, 2018, and the second reading on the day of August, 2018, at properly scheduled meetings of the City Council of the City of
Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.
APPROVED THIS DAY OF AUGUST, 2018.
Jack Randall Rice, Mayor
ATTEST:
Sandra Green, City Secretary

Agenda Section	Reading of Ordinances
Section Number	VI.B
Subject	Consider, discuss and act upon the second reading of Ordinance #O-2018-0814-001 adopting state traffic regulations.
То	Mayor and Council Members
From	Ben White, City Manager
Date	August 28, 2018
Attachment(s)	Ordinance #O-2018-0814-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

CITY OF FARMERSVILLE

ORDINANCE # O-2018-0814-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE. AMENDING THE CODE OF ORDINANCES. FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 71, "TRAFFIC AND VEHICLES," THROUGH THE AMENDMENT OF SECTIONS 71-1, "ADOPTION OF STATE TRAFFIC REGULATIONS," AND 71-2, "PENALTY," BY DELETING SAID SECTIONS IN THEIR ENTIRETY AND REPLACING THEM WITH A NEW SECTION 71-1, ALSO ENTITLED "ADOPTION OF STATE TRAFFIC REGULATIONS," AND A NEW SECTION 71-2, ALSO ENTITLED "PENALTY," AND BY ADOPTING NEW SECTIONS 71-3 THROUGH 71-7 AS PROVIDED HEREIN BELOW: THROUGH THE DELETION OF SECTIONS 71-201, 71-219, 71-248 AND 71-279 REGARDING THE POSTING AND MAINTENANCE OF TRAFFIC CONTROL DEVISES AND SIGNS WHICH DUTIES ARE NOW ADDRESSED THROUGH NEW SECTION 71-3, "SIGNS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES"; RESPONSIBILITY FOR TRAFFIC REGULATION"; AND THROUGH THE ADOPTION OF A NEW SECTION 71-279, ENTITLED "SYCAMORE STREET": REPEALING ALL CONFLICTING ORDINANCES: PROVIDING A SEVERABILITY CLAUSE: RESERVING ALL EXISTING RIGHTS AND REMEDIES: PROVIDING FOR IMMUNITY: PROVIDING FOR INJUNCTIONS: PROVIDING FOR A PENALTY: PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR **ENGROSSMENT AND ENROLLMENT: PROVIDING A SAVINGS CLAUSE:** AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Farmersville, Texas, (the "City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Farmersville, Texas, finds and determines that the City's current traffic and vehicles regulations, recorded in Chapter 71 of the Code of Ordinances, City of Farmersville, Texas are in need of a number of revisions to better serve the needs of the City; and

WHEREAS, the City Council of the City of Farmersville, Texas, finds and determines that it is in the best interest of the public health, safety and general welfare of the citizens of Farmersville, Texas, to amend certain sections of Chapter 71, "Traffic and Vehicles," of the Farmersville Code as provided herein below;

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

SECTION 1. INCORPORATION OF FINDINGS

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

SECTION 2. AMENDMENT TO CHAPTER 71, "TRAFFIC AND VEHICLES," THROUGH THE AMENDMENT OF SECTIONS 71-1, "ADOPTION OF STATE TRAFFIC REGULATIONS," AND 71-2, "PENALTY," BY DELETING SAID SECTIONS IN THEIR ENTIRETY AND REPLACING THEM WITH A NEW SECTION 71-1, ALSO ENTITLED "ADOPTION OF STATE TRAFFIC REGULATIONS," AND A NEW SECTION 71-2, ALSO ENTITLED "PENALTY," AND BY ADOPTING NEW SECTIONS 71-3 THROUGH 71-7 AS PROVIDED HEREIN BELOW

From and after the effective date of this Ordinance, Chapter 71, "Traffic and Vehicles," is hereby amended by and through the amendment of Sections 71-1, "Adoption of State Traffic Regulations," and 71-2, "Penalty," by deleting said sections in their entirety and replacing them with a new Section 71-1, also entitled "Adoption of State Traffic Regulations," and a new Section 71-2, also entitled "Penalty," and by adopting new Sections 71-3 through 71-7, to read as follows:

"Sec. 71-1. – Adoption of state traffic regulations.

All of the terms, provisions and regulations of state traffic law specifically including, but not limited to, the "Rules of the Road" set out in chapter 541 of the Texas Transportation Code are hereby adopted as the terms for regulating traffic in the city limits. All ordinances, rules or regulations in conflict with the provisions of said law, unless expressly authorized therein, are hereby repealed, except such traffic regulations in the nature of additional regulations made heretofore by the ordinances of this city which are not in conflict with the provisions of said state traffic law.

Sec. 71-2. - Penalty.

Any person violating any of the provisions of the state traffic laws adopted in section 71-1 or any other provision of this chapter shall be guilty of a misdemeanor (unless such violation is by said act or other law of the state declared to be a felony), and upon conviction thereof shall be punished as provided in Section 1-3 of this Code. Each and

every day, or portion of a day, that such violation continues shall constitute a separate offense.

Sec. 71-3. - Signs, markings and other traffic control devices; responsibility for traffic regulation.

- (a) The city manager shall cause his designee to plainly mark, and keep marked, all traffic lanes, parking places and loading zones, and speed limit zones and have traffic signs and traffic lights maintained as called for by this chapter or other city ordinances.
- (b) The city manager shall cause his designee to erect and have maintained appropriate signs indicating school zones; reduced speed zones; speed zones; one-way streets and one-way traffic patterns; stop or yield intersections; truck routes and, if warranted, streets upon which truck traffic is prohibited; loading zones and limited duration loading zones; no-stopping and no-parking areas; handicap parking areas on public streets and parking lots; areas where overnight parking is prohibited; special permit parking areas; and other traffic signage allowed by and through the most recent addition of the Texas Manual on Uniform Traffic Control Devices.
- (c) The city manager shall cause the chief of police to regulate traffic and to enforce traffic laws.

Sec. 71-4. - Duties of drivers traveling through crosswalks.

Drivers of vehicles traveling through established crosswalks shall stop prior to entering a crosswalk that is occupied by a pedestrian crossing or waiting at the curb or in the street to cross the roadway, but no pedestrian shall suddenly leave a curb or other place of safety and walk or run into the path of a vehicle which is so close that it is impossible for the driver to stop. Whenever any vehicle is stopped at a marked crosswalk or at any unmarked crosswalk at an intersection to permit a pedestrian to cross the roadway, the driver of any other vehicle approaching from the rear shall not overtake and pass such stopped vehicle.

Sec. 71-5. - Reasonable speed.

It shall be unlawful for any person to drive a vehicle on any street, highway or alley in the city at a speed that is greater than is reasonable under the circumstances then existing, having regard to the actual and potential hazards when approaching and crossing an

intersection or when special hazards exist with respect to pedestrians or other traffic or by reason of weather or road conditions; and in every event speed shall be so controlled as may be necessary to avoid colliding with any person, vehicle or other conveyance in compliance with legal requirements and the duty of all persons to use due care.

Sec. 71-6. - Unmarked areas.

Except as provided in section 71-7, the speed limit on all the streets and highways in the city not marked by signs stating a specific speed limit shall be 30 miles per hour.

Sec. 71-7. - Narrow streets and alleys.

On a street or alley with an improved driving surface of 20 feet or less, when no special hazards exist that require lower speeds for compliance with section 71-6, the speed of any vehicle not in excess of ten miles per hour shall be lawful, but any speed in excess of ten miles per hour shall be prima facie evidence that the speed is not reasonable or prudent, and that it is unlawful."

SECTION 3. AMENDMENT TO CHAPTER 71, "TRAFFIC AND VEHICLES,"
THROUGH THE DELETION OF SECTIONS 71-201, 71-219, 71-248
AND 71-279 REGARDING THE POSTING AND MAINTENANCE
OF TRAFFIC CONTROL DEVISES AND SIGNS WHICH DUTIES
ARE NOW ADDRESSED THROUGH NEW SECTION 71-3,
"SIGNS, MARKINGS AND OTHER TRAFFIC CONTROL
DEVICES"

From and after the effective date of this Ordinance, Chapter 71, "Traffic and Vehicles," is hereby amended by and through the deletion of Sections 71-201 entitled "School zone signage," 71-219 entitled "Authority to post traffic control devices," 71-248 entitled "Authority to post one-way traffic signs," and 71-279 entitled "Authority to post speed limit signs," are hereby deleted in their entirety and replaced with Section 71-3 entitled "Signs, markings and other traffic control devices; responsibility for traffic regulation."

SECTION 4. AMENDMENT TO CHAPTER 71, "TRAFFIC AND VEHICLES," THROUGH THE ADOPTION OF A NEW SECTION 71-279, ENTITLED "SYCAMORE STREET"

From and after the effective date of this Ordinance, Chapter 71, "Traffic and Vehicles," is hereby amended by and through the adoption of a new Section 71-279 entitled "Sycamore Street," to read as follows:

"Sec. 71-279. - Sycamore Street.

The vehicle speed limit will be set at 30 miles per hour for traffic traveling eastbound and westbound on Sycamore Street between SH 78 and North Main Street."

SECTION 5. REPEALER CLAUSE

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

SECTION 6. SEVERABILITY CLAUSE

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

SECTION 7. RESERVATION OF EXISTING RIGHTS AND REMEDIES

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

SECTION 8. IMMUNITY

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

SECTION 9. INJUNCTIONS

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

SECTION 10. PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of five hundred dollars (\$ 500.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 11. PUBLICATION

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

SECTION 12. ENGROSSMENT AND ENROLLMENT

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

SECTION 13. SAVINGS

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

SECTION 14. EFFECTIVE DATE

This Ordinance shall take effect immediately up accordance with and as provided by Texas law.	•	publication in
PASSED on first reading on the day of	Lugust	, 2018, , 2018 at

properly scheduled meetings of the Texas, there being a quorum present, set out below.	City Council of the City of and approved by the May	of Farmersville, yor on the date	
APPROVED THIS	DAY OF	, 2018.	
	APPROVED:		
	BY:		
	Jack Randall Rice Mayor		
ATTEST:			
Sandra Green City Secretary			
APPROVED AS TO FORM AND LEGALITY:			
Alan D. Lathrom City Attorney			