



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
January 8, 2019, 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.
 - City Hall will be closed on Monday, January 21st in observance of Martin Luther King, Jr. Day.
 - The first day to submit an application for the May City Council election will be Wednesday, January 16th. Application packets can be picked up at City Hall.
 - A free Skywarn training session will be held at the Collin College Conference Center on Saturday, January 19th at 8:20 a.m.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 Adjustments Minutes 12-11-18

- B. City Council Minutes
- C. Fire Department Report
- D. City Financial Report

IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members 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 B)
 - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Minutes
 - 2. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- F. Building & Property Standards Commission
 - 1. Possible Council Liaison Report
- G. Texoma Housing Authority
 - 1. Agenda and documents

V. PUBLIC HEARING

- A. Consider, discuss and act on all matters incident and related to holding a public hearing regarding proposed amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville.

VI. READING OF ORDINANCES

- A. Consider, discuss and act on all matters incident and related to approving amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Ordinance #O-2019-0108-001 pertaining thereto.
- B. Consider, discuss and act upon the second reading of Ordinance #O-2018-1211-002 regarding changing the north south direction of Bob Tedford Drive to Harvard Boulevard.

VII. REGULAR AGENDA

- A. Consider, discuss and act on all matters incident and related to approving and authorizing the execution of a Project Contract with the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Resolution #R-2019-0108-001 pertaining thereto.
- B. Presentations regarding last year's accomplishments and this year's goals and budgets.
- C. Consider, discuss and act regarding contract for FLOWatch utility software.
- D. Consider, discuss and act concerning possible water additive program and water additive injection point at the water plant.
- E. Consider, discuss and act upon sample easement letter for wastewater collection line.
- F. Consider, discuss and act upon interlocal agreement with Collin County regarding the Rike Library.
- G. Consider, discuss and act upon Camden Park Ordinance and plans.
- H. Consider, discuss and act upon signs on Sycamore Street.
- I. Update on brush located in Camden Park Subdivision.

VIII. EXECUTIVE SESSION

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
 - 1. Consultation with City Attorney regarding pending or contemplated litigation and settlement offer with United States Department of Justice.

IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:

A. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:

1. Pending or contemplated litigation and settlement offer with United States Department of Justice.

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

XI. ADJOURNMENT

Dated this the 4th day of January, 2019.



Jack Randall 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 January 4, 2019 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

January 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 City Offices Closed – New Year's Day	2	3 City Amenities Board Meeting 4:15 pm	4	5 Farmers & Fleas 9:00 am
6	7	8 City Council Meeting 6:00 pm	9	10	11	12
13	14 Main Street Meeting 4:45 pm FCDC (4B) Meeting 5:45 pm	15 Municipal Court 9:00 a.m.	16	17 FEDC (4A) Meeting 6:30 pm	18	19
20	21 City Offices Closed – MLK Day	22 City Council Meeting 6:00 pm School Board Meeting 7:00 pm	23	24 Building & Property Standards Meeting 6:00pm	25	26
27	28 P&Z Special Meeting 6:30 pm (moved due to Holiday)	29	30	31		

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Farmers & Fleas 9:00 am
3	4	5	6	7 City Amenities Board Meeting 4:15 pm	8	9
10	11 Main Street Meeting 4:45 pm FCDC (4B) Meeting 5:45 pm	12 City Council Meeting 6:00 pm	13	14	15 Last Day for Filing Application for place on ballot (City Council)	16
17	18 City Offices Closed – Presidents' Day	19 Municipal Court 9:00 a.m.	20	21 FEDC (4A) Meeting 6:30 pm	22	23
24	25 P&Z Special Meeting 6:30 pm (Moved due to Holiday) School Board Meeting 7:00 pm	26 City Council Meeting 6:00 pm	27	28 Building & Property Standards Meeting 6:00pm		

March 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Farmers & Fleas 9:00 am
3	4	5	6	7 City Amenities Board Meeting 4:15 pm	8	9
10	11 Main Street Meeting 4:45 pm FCDC (4B) Meeting 5:45 pm	12 City Council Meeting 6:00 pm	13	14	15	16
17	18 P&Z Meeting 6:30 pm	19	20	21 FEDC (4A) Meeting 6:30 pm	22	23
24	25 School Board Meeting 7:00 pm	26 Municipal Court 9:00 a.m. City Council Meeting 6:00 pm	27	28 Building & Property Standards Meeting 6:00pm	29	30
31						

April 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 City Amenities Board Meeting 4:15 pm	5	6 Farmers & Fleas 9:00 am
7	8 Main Street Meeting 4:45 pm FCDC (4B) Meeting 5:45 pm	9 City Council Meeting 6:00 pm	10	11	12	13
14	15 P&Z Meeting 6:30 pm	16	17	18 FEDC (4A) Meeting 6:30 pm	19 City Offices Closed – Good Friday	20
21	22	23 City Council Meeting 6:00 pm	24	25 Building & Property Standards Meeting 6:00pm	26	27
28	29	30 Municipal Court 9:00 a.m.				

II. Public Comment

Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

III. Consent Agenda

Agenda Section	Consent Agenda
Section Number	III.A
Subject	Board of Adjustments Minutes 12-11-18
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Farmersville Board of Adjustment Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
For
December 11, 2018, 5:15 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 5:15 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Michael Hesse and Todd Rolan were all present. City staff members Ben White, and Sandra Green and City Attorney, Alan Lathrom were also present.

II. PUBLIC HEARING

- A. Public Hearing to consider a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance to reduce the minimum lot width from 60 feet to 50 feet to allow one single-family residence to be built on an existing tract of land, which tract of land is platted, provided that all other requirements of the Farmersville Code are met. The property is generally located at 410 N. Main Street, Farmersville, Texas 75442.
- Mayor Rice opened the public hearing at 5:16 p.m.
 - Michael Hesse left the room due to a conflict of interest because he lives within 200 feet of the property.
 - Lance Hudson who resides at 201 Summit stated his brother-in-law purchased the property and they want to rebuild on the lot. He explained they were going to try and restore the current house but it was too dilapidated. He said he did not realize the lot did not meet the Zoning Ordinance and he was just asking that Council approve the request.
 - Mike Hurst asked what size house he was going to place on the lot.
 - Lance Hudson described what he envisioned and showed pictures to the Council.
 - Mayor Rice closed the public hearing at 5:20 p.m.

- o Motion to approve the variance made by Donny Mason
- o 2nd to approve was Todd Rolen
- o All council members voted in favor

III. ADJOURNMENT

Meeting was adjourned at 5:21p.m.

APPROVE:

Jack Randall Rice, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Farmersville City Council Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
December 11, 2018, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Michael Hesse and Todd Rolen were all present. City staff members Ben White, Sandra Green, Rick Ranspot, Mike Sullivan, Daphne Hamlin, Kevin Lisman, and City Attorney Alan Lathrom were also present.
- Prayer was led by Kevin Lisman, Farmersville Fireman, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - City Hall will be closed on Monday, December 24th and Tuesday, December 25th for the Christmas Holiday.
 - City Hall will be closed on Tuesday, January 1st for New Year's.

II. PUBLIC COMMENT

- Marguerite Ellis who resides at 401 Sid Nelson addressed Council and stated she opposed having the state widen the current location of U.S. Highway 380. She explained many residents have lived in that area for years and the state would take their homes for the new roadway.
- Paul Kelly who resides at 311 Neathery addressed Council concerning the U.S. Highway 380 widening. He stated if the road was placed in the current location then it would affect members of the community and churches. He explained he was opposed to the widening of the current location of U.S. Highway 380.
- Pastor Paul Mack from Mount Calvary Baptist Church addressed Council and explained he was concerned about displacing people and churches if the state widens the current U.S. Highway 380.

III. **CONSENT AGENDA**

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- A. City Council Minutes 10-23-18
- B. City Council Minutes 11-13-18
- C. Police Department Report
- D. Code Enforcement/Animal Control Report
- E. Fire Department Report
- F. Municipal Court Report
- G. Warrant Officer Report
- H. Public Works Report
- I. Library Report
- J. City Financial Report
- K. City Manager's Report

- Mike Hurst pulled the City Manager's Report.
- Craig Overstreet pulled the City Council Minutes from 10-23-18.
 - Motion to approve Reports B - J made by Mike Hurst
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- Craig Overstreet wanted a correction made on page 3 of the City Council Minutes from 10-23-18. He pointed out that "Associate" needed to be "Association". He also wanted the sentence that read "He stated the engineer needed to look at the detention pond and retaining walls as they are being built" changed to read "He stated the engineer needed to look at the detention pond and retaining walls to ensure they are being built according to submitted plans".
 - Motion to approve City Council Minutes from 10-23-18 as amended made by Craig Overstreet
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- Mike Hurst wanted to know why certain Ordinances like the Thoroughfare Design Manual are in backlog and have been for some time.

- Ben White explained the City Engineer had those in hand and were working on them. He stated the City had been pushing them pretty hard on other projects that have taken away their time from finishing those documents.
- Mike Hurst also asked about the batch plants and where things stood.
- Ben White stated the City has a Developer's Agreement drafted so negotiations could continue.
- Mike Hurst wanted Ben White to give an update on the TxDOT routes for U.S. Highway 380.
- Ben White explained there were still two routes that TxDOT were looking at. The routes were at the current location and a south route. He stated TxDOT was analyzing the data on the two routes and they have requested that we delay any kind of recommendation to them until March. He assumed they would come back to Council in March for a briefing.
- Mike Hurst asked Ben White if there were any time elements he could discuss in relation to the U.S. Highway 380 expansion.
- Ben White stated the easement and right-of-way acquisitions could be 5 or more years out. The road construction could be 15 to 20 years. He said it would be several years before any actual movement was made. He explained the section of the U.S. Highway 380 that runs through Farmersville may be constructed last and they may start on the west side of McKinney. That information is not known yet.
 - Motion to approve City Manager's Report made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor

IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of

Farmersville. Council members 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. Minutes
2. Possible Council Liaison Report
 - Todd Rolen stated the Senior Citizens Center is needing prizes for bingo. He stated the Library is getting more funds from the county this year. He explained in regards to the parks they discussed the ADA swing again.

B. Farmersville Community Development Board (Type B)

1. Possible Council Liaison Report

C. FEDC Farmersville Economic Development Board (Type A)

1. Possible Council Liaison Report

D. Main Street Board

1. Monthly Report
2. Possible Council Liaison Report

E. Planning & Zoning Commission

1. Minutes
2. Possible Council Liaison Report
 - Craig Overstreet stated the minutes were included in the agenda packet and the items that went before the Planning & Zoning Commission were on the City Council Agenda for review.

F. Building & Property Standards Commission

1. Possible Council Liaison Report

V. PUBLIC HEARING

A. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the replat for Farmersville Market Center II, which property is generally located south of U.S. Highway 380 and west of County Road 607 subject to the consideration, discussion and action upon the following required waivers requested by Palladium Farmersville, Ltd., for such approval:

1. A waiver of the requirement set out in Farmersville Code Section 65-42(b)(1) that each lot front onto a dedicated, improved public street given the fact that this development is a multi-family development situated within a subdivision

that was originally platted as a commercial development and not a single-family residential development;

2. A waiver of the requirement set out in Farmersville Code Section 65-42(b)(6) that each multi-family lot shall have a minimum of 100 feet of frontage on a dedicated street because this multi-family development is an in-fill development project on a property originally platted for commercial development;
 3. A waiver of the requirement set out in Farmersville Code Section 65-44(c)(5) that Palladium Farmersville, Ltd., as the property owner, provide all rights-of way required for existing or future streets, and all required street improvements because this multi-family development is an in-fill project on a property originally platted for commercial development that is taking access to and from public thoroughfares upon and across easements internal to the overall commercial development; and,
 4. A waiver of the requirement set out in Farmersville Code Section 65-42(c)(17) that all subdivisions have at least two points of access from improved public roadways, and that driveway access onto roadways shall be provided because this multi-family development is an in-fill project on a property originally platted for commercial development that is taking access to and from public thoroughfares upon and across easements internal to the overall commercial development including a new private access and fire lane easement acquired from Brookshire's to provide a second point of ingress and egress to this multi-family community.
- Mayor Rice opened the public hearing at 6:26 p.m.
 - Tom Huth, Palladium CEO, addressed Council and stated they were ready to build. He stated they would listen and address any comments citizens or Council may have. He stated their reputation was what they stand by and it would be a \$15 million development. He explained everything was order for them to start construction.
 - Mayor Rice closed the public hearing at 6:30 p.m.
 - Ben White stated the Council had four waivers in front of them. They could be separated or voted on as a group.
 - Craig Overstreet stated he believed the Council needed to vote on them as a group.
 - Alan Lathrom explained they could consider all the waivers at once and the plat, or they could consider each waiver and the plat separately.
 - Ben White discussed where the development would be located. He stated the property was zoned MF-2 for multi-family. He explained the first waiver was for the fronting onto a dedication, improved Public Street and how since the property was originally zoned commercial the

property would front an access road. The second waiver stated there was no real street because it was an access easement. The third waiver discussed the access to the facility. He said since the property was an infill property there were no streets that ran beside the property. There were still adequate drives to the site, but it was not a Farmersville City street. The fourth requirement stated they must have two points of access to the site. He stated Palladium was asking for a waiver because they feel they have adequate access to the site. He explained Palladium had obtained an Access Easement from Brookshire's to accommodate the second point of access.

- Mike Hurst stated there was another access behind Brookshire's that could be used as well.
- Ben White stated there was and there were several that could be used.
- Mike Hurst asked if Brookshire's was okay with the use of the easements.
- Tom Huth explained how they negotiated an easement with Brookshire's for access and it went very well. He stated there were a total of four access points for the property.
- Mike Hurst stated in the past they have discussed the grade of the property.
- Tom Huth stated the site was actually a retention pond. He explained the site would be approximately 5 feet down in the front of the property. He stated the site was approximately 8 feet down from the side it borders with Brookshire's.
- Michael Hesse stated he wished it would line up with Harvard Blvd. across U.S. Highway 380.
- Craig Overstreet explained the apartments have been discussed with the Fire Marshall and the school district. He wanted to know which other Palladium sites had one point of entry.
- Tom Huth stated Palladium Anna only had one point of access that led to a Master Planned Community and then to State Highway 5. He also stated that most of their properties only have one point of access.
- Craig Overstreet asked if the access easement with Brookshire's would survive if TxDOT widened the existing U.S. Highway 380.
- Tom Huth explained they are cognizant of life safety. He stated the easement was perpetual and would follow the new access easement that would be built due to the widening of U.S. Highway 380 if that was the decision made by TxDOT.
- Jonathan Hake with Cross Engineering explained the trip calculations for vehicles compared to Brookshire's.
- Ben White stated the Fire Marshall had reviewed and approved the plans.
- Mike Hurst stated he spoke to the school district and the bus routes could be adjusted to accommodate the site.

- Motion to approve all waivers and plat as presented made by Mike Hurst
- 2nd to approve was Todd Rolen
- All council members voted in favor

B. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the Site Plan and Landscape Plan for the apartment community identified as Palladium Farmersville Apartments situated on property that is generally located south of U.S. Highway 380 and west of County Road 607, subject to the consideration, discussion and action upon the following required waivers requested by Palladium Farmersville, Ltd., for such approval:

1. A permanent waiver of the requirement that Palladium Farmersville, Ltd., erect a screening wall or fence of not less than six nor more than eight feet in height along the entire property line separating the multi-family district and the adjoining nonresidential district because the construction of such screening wall or fence is impractical under Farmersville Code Section 77-69(a)(1);
2. A waiver allowing the buildings making up the apartment community identified as Palladium Farmersville Apartments to be placed on this single lot or tract of land such that said buildings will be oriented to create a courtyard effect rather than face upon a public street in accordance with Farmersville Code Section 77-8(b)(2); and
3. A waiver from the requirements that Palladium Farmersville, Ltd., plant one canopy tree per 40 linear feet, or portion thereof, of street frontage as required by Farmersville Code Section 77-71(h)(4) on the grounds that the proposed apartment community does not have any frontage along a public street or road.

- Mayor Rice opened the public hearing at 6:57 p.m.
- Scott Johnson who represented Palladium addressed Council regarding the waivers. He explained the site was already in a hole and they were asking for a waiver from the fence because of this. The second waiver they were requesting was a courtyard feel instead of the buildings facing a street which was actually an access easement. He stated the third they already feel they are meeting the intent of the Ordinance in relation to the trees and landscaping.
- Mayor Rice asked if anyone else wanted to speak for or against the item. No one came forward so he closed the public hearing at 7:00 p.m.
- Craig Overstreet asked about waiver number 1 and if he was walking from the Palladium site to Brookshire's to the east what would he see.

- Scott Johnson stated it would be a retaining wall with a wrought iron fence and landscaping.
 - Craig Overstreet asked about the front.
 - Scott Johnson stated a retaining wall, plants, trees and seasonal beds. He stated it would not be a gated community because it was intended to be a walkable community.
- Motion to approve all waivers and site plan/landscape plan made by Donny Mason
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- C. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a request to amend Ordinance No. 2002-13 that established Planned Development District (PD) Zoning for Residential Uses having a base zoning district of SF-3 One Family Dwelling District uses on approximately 13.05 acres of land generally located between Sycamore Street and Gaddy Street and between Meadowview Street and Jouette Street and more particularly described as being located in the W. B. Williams Survey, Abstract No. 952, Farmersville, Collin County, Texas, and to amend Ordinance No. O-2013-0212-003 that amended Ordinance No. 2002-13, in part, in order to adopt a new concept plan or site plan for approximately 5.065 acres of land out of the referenced parent tract of land to develop a twenty-one lot residential subdivision.
- Mayor Rice and Donny Mason left the room due to a conflict of interest.
 - Mike Hurst took over the meeting and opened the public hearing at 7:05 p.m. and asked if anyone was in the audience to speak for the proposed development.
 - Bryan Weisgerber from Cross Engineering explained the site plan they were requesting to be changed. He stated they separated some lots and added the detention pond to where it would line up to the one on the church's property.
 - Mike Hurst asked if anyone else wanted to speak for or against the item. No one came forward so he closed the public hearing at 7:08 p.m.
 - Craig Overstreet explained his concern would be the once entrance into the subdivision.
 - Ben White stated the roads they were proposing met City standards. The turning radius and fire lanes have been reviewed by the City Engineer and they were compliant.
 - Craig Overstreet stated there had been some citizens that complained about the subdivision only having one access.
 - Ben White stated the Engineers have looked at the site plan and where okay with the design. He also stated they would be required to install sidewalks.
 - Craig Overstreet asked if a fence would be required to shield from the church site.

- Alan Lathrom stated a fence would not be required because both uses were zoned residential.
- Mike Hurst asked about the size of homes they were planning on building.
- Bryan Weisgerber stated he believed the developer was planning on homes that range from 1500 square feet to 2500 square feet.
 - Motion to accept site plan made by Craig Overstreet
 - 2nd to approve was Todd Rolan
 - All council members voted in favor
- Mayor Rice called for a break at 7:17 p.m.
- Mayor Rice stated the City Council would reconvene at 7:23 p.m.

VI. READING OF ORDINANCES

- A. Consider all matters incident and related to the issuance and sale of "City of Farmersville, Texas, Tax and Utility System (Limited Pledge) Revenue Certificates of Obligation, Series 2019", including the adoption of Ordinance #O-2018-1211-001 authorizing the issuance of such certificates of obligation.
 - Adam LanCarte with Hilltop Securities presented the sale book to the Council and he explained what the information was in the book. He stated the S&P did not increase but stayed neutral. He explained a rating upgrade in the future may be possible.
 - Ben White stated this bond would fund the building of Farmersville Parkway to aid Collin College.
 - Craig Overstreet asked if it could be paid off early without penalty.
 - Adam LanCarte stated it could be.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- B. Consider, discuss and act upon Ordinance #O-2018-1211-002 regarding changing the north south direction of Bob Tedford Drive to Harvard Boulevard.
 - Ben White stated the Ordinance officially changes the name of the roadway. He explained it was discussed and voted on at a previous meeting but the Ordinance was required to change the name officially.
 - Motion to approve the first reading made by Donny Mason
 - 2nd to approve was Todd Rolan
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider all matters incident and related to setting a public hearing and authorizing publication of a public hearing notice regarding proposed amendments to the project and finance plans for Tax Increment Financing Reinvestment Zone Number 1 City of Farmersville, Texas, including the adoption of Resolution #R-2018-1211-001 pertaining thereto.
- Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- B. Consider, discuss and act upon the release of Development Agreement between the City of Farmersville and III TO I FARMERSVILLE MP, LP, a Texas limited partnership, acting by and through III to I Property Management-Farmersville MP, LLC, a Texas limited liability company, its General Partner, acting by and through III:I Property Management, L.L.C., a Texas limited liability company.
- Ben White stated there was an existing facilities agreement and the agreement was at its maturity and should be released. He stated the portion of the agreement that was outstanding had been taken care of by Palladium's access agreement with Brookshire's.
 - Craig Overstreet asked what the Development Agreement entailed that made it a requirement in the first place.
 - Ben White explained that typically it would be the roads and other infrastructure. He stated originally the Palladium property was designed as commercial and drives would have been built to connect. He explained things have changed and it had morphed into a multi-family site instead of commercial.
- Motion to approve made by Craig Overstreet
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- C. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the Final Plat of the Brushy Creek Ranch Addition, Lots 1-4, Block 1.
- Motion to approve made by Donny Mason
 - 2nd to approve was Craig Overstreet
 - All council members voted in favor

- D. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the Final Plat of the Islamic Association of Collin County, Lots 1 & 2.
- Motion to approve made by Craig Overstreet
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- E. Consider, discuss and act upon the recommendation and bids from DBI Engineering regarding the Gravity Main Project – U.S. Highway 380 West, Phase 2.
- Ben White stated the project handled the gravity main from the water tower on the west side and on the west side of the new lift station. He explained they broke up the project in order to get Caden Park online with the sewer system. He stated the lowest bid was made by ANA Site Construction, LLC.
 - Michael Hesse asked about the major difference in the bid amounts.
 - Ben White stated sometimes they see that and he spoke with the City Engineer and the company was sure they could do the work for the amount bid.
- Motion to approve made by Michael Hesse
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- F. Consider, discuss and act upon the recommendation and bids from DBI Engineering regarding the Lift Station Project – U.S. Highway 380 East.
- Ben White stated this was for the east side lift station and hooking up to lines that are already in place. He stated the lowest bid was by Vessels Construction.
- Motion to approve made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- Ben White also asked if Council would allow him to execute documents for these projects without bringing them before Council again to save time. He said if there were any changes in the cost or change orders he would bring those back to Council though. He wanted to receive permission for the gravity main project and the lift station project.
 - Council agreed to allow him to sign all documents.

- Motion to allow City Manager to sign document in lieu of Mayor for the gravity main and lift station made by Craig Overstreet
- 2nd to approve was Mike Hurst
- All council members voted in favor

G. Consider, discuss and act upon possible citywide cleanup day.

- Chief Sullivan stated it cost about \$5,000 to have the event last year. We are looking at May, April, or June for the next one. He explained they did not want to do hold the event on the 1st Saturday of the month due to other conflicts.
- Craig Overstreet asked if it would only be for City residents only.
- Chief Sullivan stated that it would be limited to the citizens of Farmersville.
- Council agreed May would be a good time fine.

H. Consider, discuss and act upon the DIR agreement with Canon for a printer/scanner for the Planning and Building Inspections Departments.

- Sandra Green stated staff realized we needed a scanner/copier for bigger plans that are coming in to the City for review. She explained the money would come from the IT budget and is available. She stated it was a lease to own program.

- Motion to approve made by Donny Mason
- 2nd to approve was Todd Rolen
- All council members voted in favor

I. Consider, discuss and act upon the resignation and replacement of Judy Brandon from the Main Street Board.

- Motion to accept resignation made by Craig Overstreet
- 2nd to approve was Todd Rolen
- All council members voted in favor
- Mike Hurst stated he would make a motion to not fill the position until March or April to give time for a new Main Street Manager to get hired and acclimated to the position.
- Motion to wait until March or April to fill position made by Mike Hurst
- 2nd to approve was Donny Mason
- All council members voted in favor

VIII. EXECUTIVE SESSION

- Mayor Rice read the statement below and said the Council would enter executive session at 8:10 p.m.
 - A. Section 551.074, DELIBERATION REGARDING PERSONNEL MATTERS
 - 1. Discussion regarding incentive pay for City Manager
 - B. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
 - 1. Pending or contemplated litigation and possible settlement offer:
 - a. United States Department of Justice.

IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:

- Mayor Rice stated the Council would reconvene from executive session at 9:24 p.m. He also stated they approved a one-time incentive pay bonus to the City Manager.
 - Motion by Craig Overstreet to allow the City Attorney to extend the tolling agreement with the City of Farmersville and the Department of Justice until March 2019.
 - 2nd to approve was Michael Hesse
 - All council members voted in favor

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Michael Hesse wanted to discuss signs on Sycamore Street.
- Michael Hesse wanted an update of the brush at Camden Park.
- Craig Overstreet wanted to discuss Camden Park Ordinance and plans.

X. ADJOURNMENT

Meeting was adjourned at 9:26 p.m.

APPROVE:

Jack Randall Rice, Mayor

ATTEST:

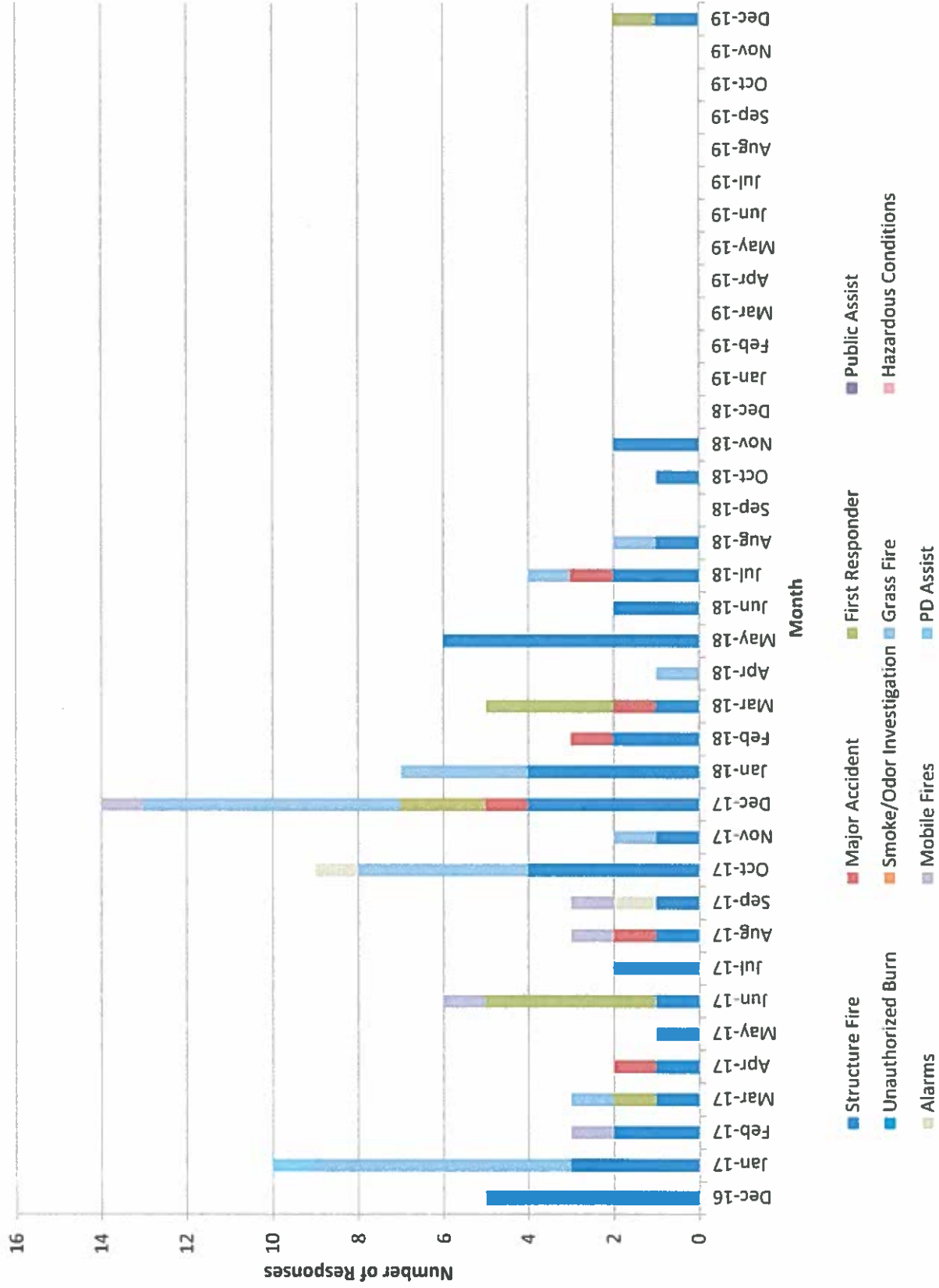
Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.C
Subject	Fire Department Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Fire Department Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

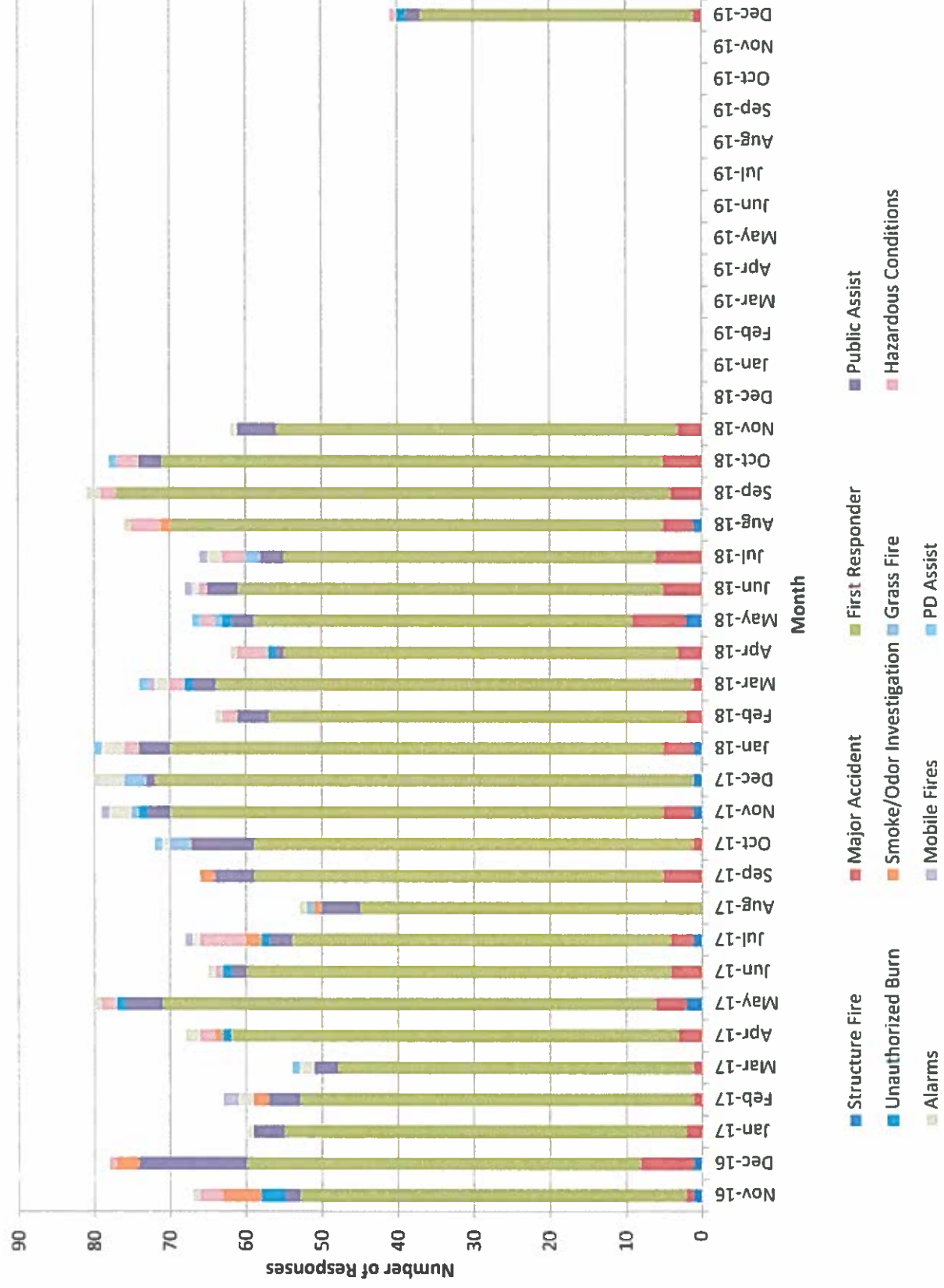
**FARMERSVILLE FIRE DEPARTMENT
MONTHLY CITY COUNCIL REPORT
DECEMBER 2018**

1. Chief Morris and Joseph Brigandi both attended the Fort Worth EMS Conference and completed several courses.
2. The Department's Annual Awards Banquet was held this year and James Vaughn was named Firefighter of the Year.
3. The Department participated in the Chamber of Commerce Annual Christmas Parade.
4. We received the new bunker gear that was awarded by a Texas Forestry Grant.
5. The Department held it election for 2019 officers. All current officers were voted on to remain another year.

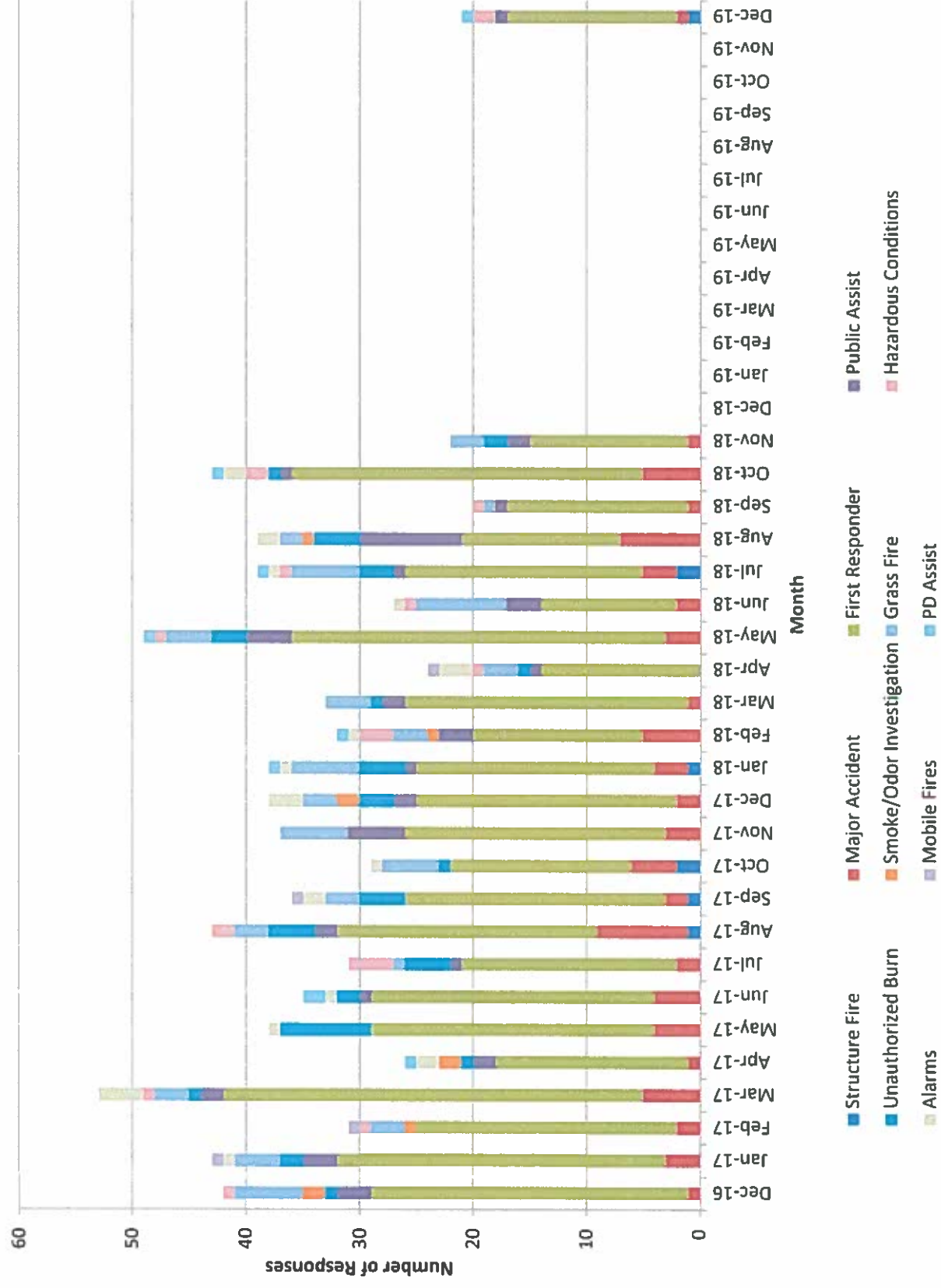
KIM R. MORRIS
Farmersville Fire Chief

[illegible]

Farmersville Fire Department City Responses



Farmersville Fire Department County Responses



Farmersville Fire Department

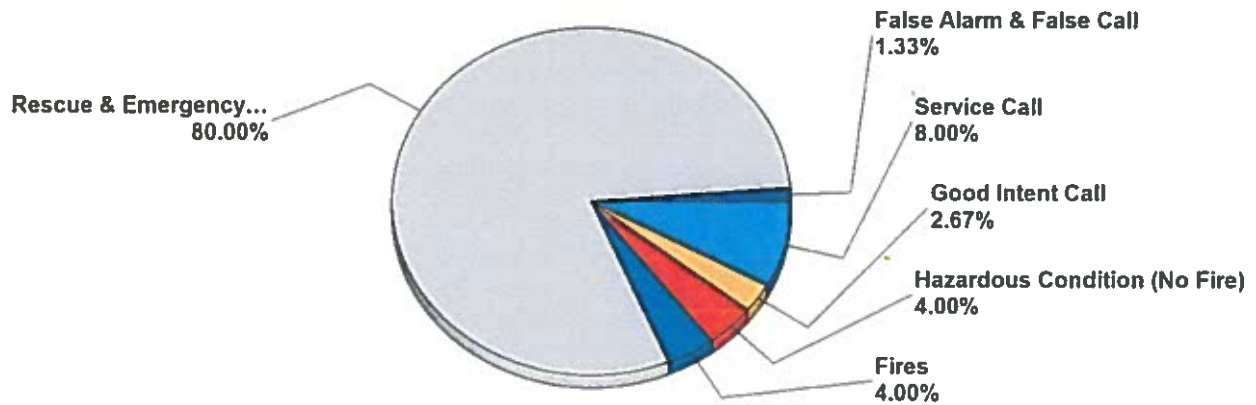
Farmersville, TX

This report was generated on 1/2/2019 8:30:22 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2018 | End Date: 12/31/2018



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	4.00%
Rescue & Emergency Medical Service	60	80.00%
Hazardous Condition (No Fire)	3	4.00%
Service Call	6	8.00%
Good Intent Call	2	2.67%
False Alarm & False Call	1	1.33%
TOTAL	75	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.



**EMERGENCY
REPORTING**

emergencyreporting.com

Doc Id: 553

Page # 1 of 2

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	4.00%
300 - Rescue, EMS incident, other	6	8.00%
311 - Medical assist, assist EMS crew	52	69.33%
324 - Motor vehicle accident with no injuries	2	2.67%
412 - Gas leak (natural gas or LPG)	1	1.33%
444 - Power line down	1	1.33%
463 - Vehicle accident, general cleanup	1	1.33%
511 - Lock-out	3	4.00%
522 - Water or steam leak	1	1.33%
550 - Public service assistance, other	1	1.33%
551 - Assist police or other governmental agency	1	1.33%
611 - Dispatched & cancelled en route	1	1.33%
651 - Smoke scare, odor of smoke	1	1.33%
745 - Alarm system activation, no fire - unintentional	1	1.33%
TOTAL INCIDENTS:	75	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

Farmersville Fire Department

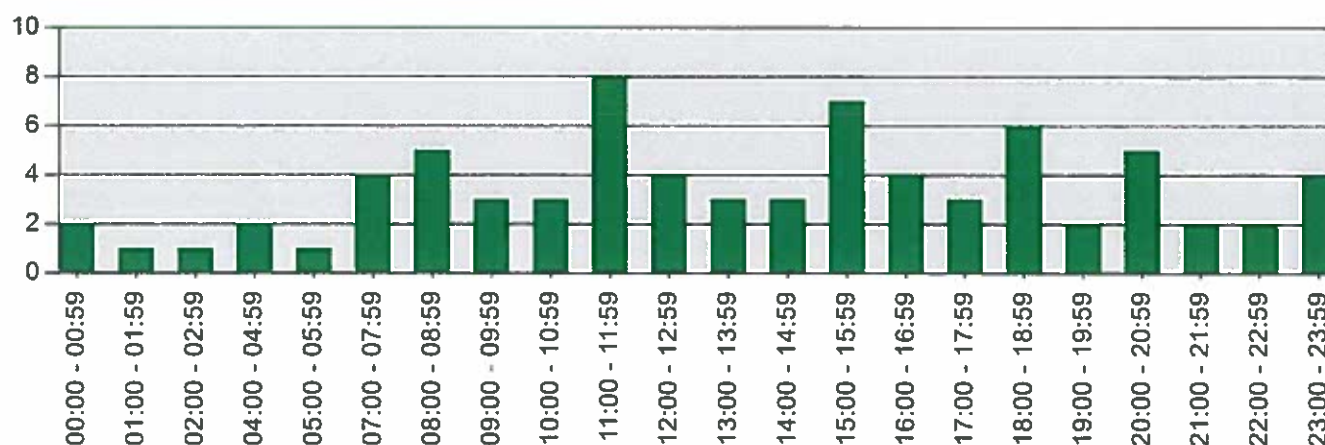
Farmersville, TX

This report was generated on 1/2/2019 8:31:05 AM



Incidents per Hour for Incident Type Range for Date Range

Start Incident Type: 100 | End Incident Type: 911 | Start Date: 12/01/2018 | End Date: 12/31/2018



Hour	# of CALLS
00:00 - 00:59	2
01:00 - 01:59	1
02:00 - 02:59	1
04:00 - 04:59	2
05:00 - 05:59	1
07:00 - 07:59	4
08:00 - 08:59	5
09:00 - 09:59	3
10:00 - 10:59	3
11:00 - 11:59	8
12:00 - 12:59	4
13:00 - 13:59	3
14:00 - 14:59	3
15:00 - 15:59	7
16:00 - 16:59	4
17:00 - 17:59	3
18:00 - 18:59	6
19:00 - 19:59	2
20:00 - 20:59	5
21:00 - 21:59	2
22:00 - 22:59	2
23:00 - 23:59	4
TOTAL:	75

Only REVIEWED incidents included.

Agenda Section	Consent Agenda
Section Number	III.D
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	City Financial Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

MEMO

To: Benjamin White, City Manager
From: Daphne Hamlin, City Accountant
Date: December 28, 2018
Subject: November 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 November 2/12 months or 16.67% of the fiscal year has passed. For revenues and expenditures occurring evenly throughout the year, we expect to have used or collected close the 16.67% level, and to have 83.33% remaining budget for the remaining of the year.

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

Executive Summary

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

General Fund

Total revenues in the general fund are 18.25% collected and total expenses are 17.65%.

Ad Valorem collections currently received is 10.63%. Delinquent Ad Valorem received is 14.55%. Largest portion of ad valorem tax will be received December 2018, and January 2019

Permits & Inspections total collected 18.15%

Sales Tax current collection rate of 16.38%.

Municipal Court Revenues current collection rate of 12.80%.

Interest Earned 30.04%

Refuse Fund

Total revenues are 16.82% and total expenses are 16.81%.

Water & Wastewater Fund

Total revenues for the Water Fund are 16.66%. Water expenses in Administration are 22.60%. Water Department overall expenditures are 14.40%

Total revenues for the Wastewater Fund are 13.45% Wastewater expenses are 11.30%.

Electric Fund

Total revenues are 13.80%; the expenses are at 15.18%, includes transfers to general fund.

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES NOVEMBER 2018

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
Clearing Accounts				
General Fund			\$ (126,003.23)	
Permit Fund			\$ (55,320.65)	
Refuse Fund			\$ 24,674.83	
Water Fund			\$ (552,527.89)	
Wastewater Fund			\$ 854,270.79	
Electric Fund			\$ (402,232.42)	
CC Child Safety		\$ 22,014.65		
2012 Bond		\$ 26,988.36		
Waterwaste Bond Fund		\$ -		
Law Enf Training		\$ 1,874.31		
Disbursement Fund		\$ 2,143.33		
Library Donation Fund		\$ 1,564.15		
Court Tech/Sec		\$ 13,296.77		
Civic Ctr/Library Repair		\$ (26,498.35)		
JW Spain Grant		\$ 47,879.48		
Radio Note		\$ 6,082.79		
Grants		\$ (38,273.83)		
CC Bond Farmersville Parkway		\$ 180,000.86		
CC Bond Floyd		\$ (49,667.75)		
Equipment Replacement		\$ 5,322.29		
Interest Earned	\$ 315.58			
TOTAL:	\$ 315.58	\$ 192,727.06	\$ (257,138.57)	\$ (64,411.51)

Debt Service Accounts				
County Tax Deposit (FNB 0807)(Debt Service)	\$ 442.54	\$ 308,112.18		
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$ 200.53	\$ 110,941.15		
TOTAL:	\$ 643.07	\$ 419,053.33		\$ 419,053.33

Appropriated Surplus Investment Accounts				
Customer meter deposits (Texpool 0008)	\$ 200.11	\$ 110,726.51		
Water Dev. Board (Texstar 1110)	\$ 2,978.02	\$ 1,613,222.00		
Summit Property Sewer Escrow (fmb 231)	\$ 29.00	\$ 16,231.83		
Camden Park Escrow Account(Texstar 1130)	\$ 7.18	\$ 3,938.76		
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$ 2,037.37	\$ 1,119,829.88		
TOTAL:	\$ 5,251.68	\$ 2,863,948.98	\$ -	\$ 2,863,948.98

Unassigned Surplus Investment Accounts				
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$ 1,569.33	\$ 866,700.00		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 1,008.33	\$ 557,889.63		
Water/WW Fund (Texpool 00017)(Capital)	\$ 1,153.99	\$ 638,482.29		
Elec. Fund (Texpool 0005) (Operating)	\$ 90.54	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 595.81	\$ 329,633.01		
Elec. Surcharge (Texpool 0015)	\$ 224.90	\$ 124,438.27		
Money Market Acct. (FNB 092)	\$ 9.07		\$ 73,582.36	
TOTAL:	\$ 4,651.97	\$ 2,567,143.20	\$ 73,582.36	\$ 2,640,725.56

Contractor Managed Accounts Nonspendable				
NTMWD Sewer Plant Maint. Fund		\$ 18,100.17		
TOTAL APPROPRIATED SURPLUS		\$ 18,100.17	\$ -	\$ 18,100.17
TOTAL CASH & INVESTMENT ACCOUNTS		\$ 6,060,972.74	\$ (183,556.21)	\$ 5,877,416.53

SUMMARY OF CASH BALANCES NOVEMBER 2018

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account (Independent Bank 7909)	\$	13.58	\$	348,145.25	
FEDC 4A Investment Account (Texpool 0001)	\$	1,609.59	\$	890,533.46	
FEDC 4A Certificate of Deposit (Independent Bank)	\$	127.40	\$	250,000.00	
TOTAL:	\$	1,750.57	\$	1,488,678.71	\$ - \$ 1,488,678.71

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	14.20	\$	354,180.07	
FCDC 4B Investment Account (Texpool 0001)	\$	157.89	\$	87,359.69	
TOTAL:	\$	172.09	\$	441,539.76	\$ - \$ 441,539.76

TIRZ Account					
County Tax Deposits (FNB 01276)	\$	762.71	\$	424,296.61	
TOTAL:	\$	762.71	\$	424,296.61	\$ - \$ 424,296.61

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, 11-2018

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

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

Daphne Hamlin

Daphne Hamlin, City Investment Officer

07-2017 NCTCOG - Public Funds Inv Act.

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	3,474,184	365,620.11	633,986.15	0.00	2,840,197.85	18.25
TOTAL REVENUES	3,474,184	365,620.11	633,986.15	0.00	2,840,197.85	18.25
<u>EXPENDITURE SUMMARY</u>						
<u>00-TRANSFER OUT</u>						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
<u>11-MAYOR & CITY COUNCIL</u>						
PERSONNEL SERVICES	2,040	170.00	340.00	0.00	1,700.00	16.67
CONTRACTS & PROF. SVCS	1,000	0.00	0.00	0.00	1,000.00	0.00
MAINTENANCE	250	991.21	991.21	0.00	741.21	396.48
MISCELLANEOUS	12,500	6,000.00	6,300.00	0.00	6,200.00	50.40
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 11-MAYOR & CITY COUNCIL	15,790	7,161.21	7,631.21	0.00	8,158.79	48.33
<u>12-ADMINISTRATION</u>						
PERSONNEL SERVICES	321,651	21,859.55	44,809.59	0.00	276,841.41	13.93
CONTRACTS & PROF. SVCS	299,000	32,143.94	57,072.55	0.00	241,927.45	19.09
MAINTENANCE	8,805	6,982.61	14,398.60	0.00	72,406.40	16.59
UTILITIES	22,250	2,140.23	4,596.64	0.00	17,653.36	20.66
SUPPLIES	23,000	4,291.83	5,396.99	1,910.00	15,693.01	31.77
MISCELLANEOUS	62,500	7,106.97	8,860.44	0.00	53,639.56	14.18
CAPITAL EXPENDITURES	25,000	136.41	10,636.41	0.01	14,363.60	42.55
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 12-ADMINISTRATION	840,206	74,661.54	145,771.22	1,909.99	692,524.79	17.58
<u>14-MUNICIPAL COURT</u>						
PERSONNEL SERVICES	155,247	12,889.64	25,935.91	0.00	129,311.09	16.71
CONTRACTS & PROF. SVCS	26,450	1,438.94	2,688.94	0.00	23,761.06	10.17
MAINTENANCE	12,402	815.37	4,658.92	0.00	7,743.08	37.57
UTILITIES	1,740	140.17	282.13	0.00	1,457.87	16.21
SUPPLIES	7,500	529.45	768.05	0.00	6,731.95	10.24
MISCELLANEOUS	9,000	4,332.64	4,552.79	0.00	4,447.21	50.59
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 14-MUNICIPAL COURT	212,339	20,146.21	38,886.74	0.00	173,452.26	18.31
<u>15-LIBRARY</u>						
PERSONNEL SERVICES	96,195	7,585.74	13,842.15	0.00	82,352.85	14.39
CONTRACTS & PROF. SVCS	200	0.00	0.00	0.00	200.00	0.00
MAINTENANCE	30,175	1,702.52	3,502.38	0.00	26,672.62	11.61
UTILITIES	10,000	743.96	1,559.21	0.00	8,440.79	15.59
SUPPLIES	3,650	68.27	68.27	0.00	3,581.73	1.87

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS	6,250	2,901.50	2,901.50	0.00	3,348.50	46.42
CAPITAL EXPENDITURES	15,000	423.45	999.73	0.00	14,000.27	6.66
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 15-LIBRARY	161,470	13,425.44	22,873.24	0.00	138,596.76	14.17
<u>16-CIVIC/CENTER</u>						
UTILITIES	15,000	940.60	1,982.98	0.00	13,017.02	13.22
TOTAL 16-CIVIC/CENTER	15,000	940.60	1,982.98	0.00	13,017.02	13.22
<u>21-POLICE DEPT.</u>						
PERSONNEL SERVICES	866,551	73,563.93	136,637.12	0.00	729,913.88	15.77
CONTRACTS & PROF. SVCS	85,504	406.00	7,618.95	0.00	77,885.05	8.91
MISCELLANEOUS	1,000	74.60	74.60	0.00	925.40	7.46
MAINTENANCE	65,822	5,661.83	14,718.69	3,324.70	47,778.61	27.41
UTILITIES	37,500	2,824.56	5,523.74	0.00	31,976.26	14.73
SUPPLIES	48,600	4,636.89	7,928.50	4,032.92	36,638.58	24.61
MISCELLANEOUS	25,000	9,406.98	8,222.58	0.00	16,777.42	32.89
CAPITAL EXPENDITURES	0	3,059.61	40,845.61	6,880.00	47,725.61	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 21-POLICE DEPT.	1,129,977	99,634.40	221,569.79	14,237.62	894,169.59	20.87
<u>22-FIRE DEPT.</u>						
PERSONNEL SERVICES	209,435	18,400.50	31,869.51	0.00	177,565.49	15.22
CONTRACTS & PROF. SVCS	40,560	236.23	316.23	0.00	40,243.77	0.78
MISCELLANEOUS	500	0.00	0.00	0.00	500.00	0.00
MAINTENANCE	27,175	3,786.64	6,583.59	83.52	20,507.89	24.53
UTILITIES	2,640	211.96	385.93	0.00	2,254.07	14.62
SUPPLIES	33,200	1,168.30	1,863.23	0.00	31,336.77	5.61
MISCELLANEOUS	17,500	10,896.52	12,270.22	0.00	5,229.78	70.12
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 22-FIRE DEPT.	331,010	34,700.15	53,288.71	83.52	277,637.77	16.12
<u>34-STREET SYSTEM</u>						
PERSONNEL SERVICES	74,411	11,874.81	20,238.16	0.00	54,172.84	27.20
CONTRACTS & PROF. SVCS	8,800	0.00	0.00	0.00	8,800.00	0.00
MISCELLANEOUS	136,900	12,451.10	14,028.10	0.00	122,871.90	10.25
MAINTENANCE	3,500	0.00	0.00	0.00	3,500.00	0.00
UTILITIES	6,350	519.84	977.11	0.00	5,372.89	15.39
SUPPLIES	7,000	789.63	1,337.15	0.00	5,662.85	19.10
MISCELLANEOUS	1,500	0.00	0.00	0.00	1,500.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 34-STREET SYSTEM	238,461	25,635.38	36,580.52	0.00	201,880.48	15.34
<u>60-PUBLIC WORKS BLDG</u>						
PERSONNEL SERVICES	95,695	14,821.66	25,404.60	0.00	70,290.40	26.55
CONTRACTS & PROF. SVCS	18,500	0.00	367.50	0.00	18,132.50	1.99
MISCELLANEOUS	36,000	1,616.28	2,429.48	0.00	33,570.52	6.75
MAINTENANCE	6,500	0.00	1,201.48	0.00	5,298.52	18.48
UTILITIES	22,600	1,540.56	3,039.78	0.00	19,560.22	13.45

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SUPPLIES	500	0.00	0.00	0.00	500.00	0.00
MISCELLANEOUS	300	0.00	0.00	0.00	300.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 60-PUBLIC WORKS BLDG	180,095	17,978.50	32,442.84	0.00	147,652.16	18.01
39-PARKS						
PERSONNEL SERVICES	53,055	5,422.70	10,979.61	0.00	42,075.39	20.69
CONTRACTS & PROF. SVCS	39,440	2,967.00	9,692.00	0.00	29,748.00	24.57
MISCELLANEOUS	20,000	0.00	1,794.88	0.00	18,205.12	8.97
MAINTENANCE	16,500	1,001.00	2,002.00	0.00	14,498.00	12.13
UTILITIES	74,400	3,071.31	6,186.52	0.00	68,213.48	8.32
SUPPLIES	4,500	439.94	468.04	0.00	4,031.96	10.40
MISCELLANEOUS	500	0.00	0.00	0.00	500.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 39-PARKS	208,395	12,901.95	31,123.05	0.00	177,271.95	14.93
71-DEBT SERVICE						
DEBT SERVICE	141,441	2,346.26	4,692.52	0.00	136,748.48	3.32
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 71-DEBT SERVICE	141,441	2,346.26	4,692.52	0.00	136,748.48	3.32
TOTAL EXPENDITURES	3,474,184	309,531.64	596,842.82	16,231.13	2,861,110.05	17.65
REVENUE OVER/(UNDER) EXPENDITURES	0	56,088.47	37,143.33 (	16,231.13) (	20,912.20)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

PAGE: 4

100-GENERAL FUND

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
100.00.5711.000 AD VALOREM TAX	838,288	65,827.08	89,140.15	0.00	749,147.85	10.63
100.00.5712.000 CC CONV FEE COURT	0	0.00	0.00	0.00	0.00	0.00
100.00.5713.000 DEL. TAX, PEN. & INT.	37,000	2,069.73	5,383.29	0.00	31,616.71	14.55
100.00.5714.000 CC CONV FEE UTILITY	0	0.00	0.00	0.00	0.00	0.00
100.00.5715.000 TIRZ	0	0.00	0.00	0.00	0.00	0.00
100.00.5721.000 SALES TAX	462,195	40,132.90	75,728.90	0.00	386,466.10	16.38
100.00.5722.000 BEVERAGE TAX	2,600	0.00	672.19	0.00	1,927.81	25.85
100.00.5730.000 FRANCHISE FEES - GARBAGE	32,655	2,726.33	5,452.00	0.00	27,203.00	16.70
100.00.5731.000 FRANCHISE FEES - GAS	20,000	0.00	28,041.30	0.00	0.00	100.15
100.00.5732.000 SKYBEAM	58,320	4,860.00	9,720.00	0.00	48,600.00	16.67
100.00.5733.000 ELEC. FUND FRANCHISE FEE	6,500	0.00	799.53	0.00	5,700.47	12.30
100.00.5734.000 FRANCHISE FEES - TELE.	5,500	824.08	903.23	0.00	4,596.77	16.42
100.00.5735.000 FRANCHISE FEES - CABLE	13,000	4,226.49	4,226.49	0.00	8,773.51	32.51
100.00.5736.000 FRANCHISE FEES - OTHER	0	0.00	0.00	0.00	0.00	0.00
100.00.5741.000 PERMITS & INSPECTIONS	360,817	38,673.40	65,474.20	0.00	295,342.80	18.15
100.00.5741.001 ALCOHOL BEVERAGE PERMIT	200	0.00	0.00	0.00	200.00	0.00
100.00.5742.000 PLANNING & ZONING FEES	10,000	19,003.96	20,203.96	0.00	10,203.96	202.04
100.00.5743.000 FEES (ANNUAL REG)	100	0.00	0.00	0.00	100.00	0.00
100.00.5744.000 PENALTIES	150,000	9,032.65	19,198.96	0.00	130,801.04	12.80
100.00.5745.000 CNTY FIRE RUNS	102,432	49,970.27	49,970.27	0.00	52,461.73	48.78
100.00.5746.000 UNION SHED RENTAL	1,000	0.00	150.00	0.00	850.00	15.00
100.00.5747.000 COUNTY LIBRARY FUND	15,000	0.00	0.00	0.00	15,000.00	0.00
100.00.5748.000 MICRO CHIP PROGRAM	0	0.00	0.00	0.00	0.00	0.00
100.00.5749.000 MUN. CT. BLDG. SECURITY	0	0.00	0.00	0.00	0.00	0.00
100.00.5751.000 MUN. CT. TECHNOLOGY FUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5752.000 SENIOR CENTER DONATIONS	0	95.00	606.10	0.00	606.10	0.00
100.00.5754.000 GRANT PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
100.00.5758.000 T-HOBIE LEASE	16,747	1,395.64	2,791.28	0.00	13,955.72	16.67
100.00.5759.000 GAMING MACHINE LICENSE	600	0.00	0.00	0.00	600.00	0.00
100.00.5760.000 SRO SUPPORT	0	0.00	0.00	0.00	0.00	0.00
100.00.5762.000 INTEREST EARNED	13,000	1,884.91	3,905.15	0.00	9,094.85	30.04
100.00.5763.000 FEDDC 4A STAFF SUPPORT	600	0.00	0.00	0.00	600.00	0.00
100.00.5765.000 RENT E. TX. MED CTR.	12,000	1,000.00	2,000.00	0.00	10,000.00	16.67
100.00.5766.000 FEDDC IMPROVEMENT FUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5768.000 S W BELL LEASE	7,200	961.77	961.77	0.00	6,238.23	13.36
100.00.5769.000 OTHER INCOME	25,000	1,259.59	4,818.51	0.00	20,181.49	19.27
100.00.5771.000 ATHLETIC COMPLEX	0	0.00	0.00	0.00	0.00	0.00
100.00.5772.000 PUBLIC WORKS REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5773.000 REVENUE RESCUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5774.000 ALARM FEE	500	0.00	0.00	0.00	500.00	0.00
100.00.5775.000 TEXAS FOREST SERVICE GRA	0	0.00	0.00	0.00	0.00	0.00
100.00.5777.000 BRICK CAMPAIGN	0	0.00	0.00	0.00	0.00	0.00
100.00.5778.000 PARK DEDICATION FEE	0	0.00	0.00	0.00	0.00	0.00
100.00.5790.000 COURT EOY CORRECTION	0	0.00	0.00	0.00	0.00	0.00
100.00.5791.000 4B SUPPORT REVENUE	1,000	0.00	0.00	0.00	1,000.00	0.00
100.00.5792.000 ADM.SUPPORT CHARGES	20,710	1,725.82	3,451.64	0.00	17,258.36	16.67

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

100-GENERAL FUND

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
100.00.5793.000 RENT RECEIVED	3,600	300.00	600.00	0.00	3,000.00	16.67
100.00.5794.000 CIVIC RENT	5,500	1,150.00	2,406.25	0.00	3,093.75	43.75
100.00.5795.000 4B SALARY	76,004	0.00	0.00	0.00	76,004.00	0.00
100.00.5796.000 KCS RAILWAY MOWING	0	0.00	0.00	0.00	0.00	0.00
100.00.5797.000 MARKETING	0	0.00	0.00	0.00	0.00	0.00
100.00.5799.000 CAPITAL LEASE REFUNDING	0	0.00	0.00	0.00	0.00	0.00
100.00.5939.000 FORESTRY SVC GRANT	0	0.00	0.00	0.00	0.00	0.00
100.00.5940.000 INSURANCE CLAIM REFUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5991.000 TRANSFERS IN-OTHER FUNDS	1,424,286	118,690.49	237,380.98	0.00	1,186,905.02	16.67
100.00.5992.000 SALE OF FIXED ASSETS	0	0.00	0.00	0.00	0.00	0.00
100.00.5994.000 LEASE PURCHASE PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
100.00.5995.000 TRANSFERS-RESERVE	0	0.00	0.00	0.00	0.00	0.00
100.00.5998.000 TRANS.IN- GEN.FND.SURPLU	0	0.00	0.00	0.00	0.00	0.00
100.00.5999.000 TRANS.IN-PARK IMP.SURPLU	0	0.00	0.00	0.00	0.00	0.00
100.00.5999.001 TIRZ TRANSFER OUT	(256,170)	0.00	0.00	0.00	256,170.00	0.00
TOTAL 00-REVENUE	3,474,184	365,620.11	633,986.15	0.00	2,840,197.85	18.25
TOTAL REVENUE	3,474,184	365,620.11	633,986.15	0.00	2,840,197.85	18.25

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018700-WATER FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	1,542,546	134,736.07	257,048.56	0.00	1,285,497.44	16.66
TOTAL REVENUES	1,542,546	134,736.07	257,048.56	0.00	1,285,497.44	16.66
<u>EXPENDITURE SUMMARY</u>						
00-TRANSFER OUT						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
12-ADMINISTRATION						
PERSONNEL SERVICES	75,886	11,383.44	20,437.85	0.00	55,448.15	26.93
CONTRACTS & PROF. SVCS	700	0.00	0.00	0.00	700.00	0.00
MAINTENANCE	26,701	1,068.35	4,938.03	0.00	21,762.97	18.49
UTILITIES	5,750	551.71	1,096.06	0.00	4,653.94	19.06
SUPPLIES	1,500	86.65	478.66	0.00	1,021.34	31.91
MISCELLANEOUS	10,500	45.00	399.73	0.00	10,100.27	3.81
TOTAL 12-ADMINISTRATION	121,037	13,135.15	27,350.33	0.00	93,686.67	22.60
52-STORM WATER SYSTEM						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
UTILITIES	0	0.00	0.00	0.00	0.00	0.00
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 52-STORM WATER SYSTEM	0	0.00	0.00	0.00	0.00	0.00
35-WATER DEPT.						
PERSONNEL SERVICES	197,166	24,661.67	48,426.33	0.00	148,739.67	24.56
CONTRACTS & PROF. SVCS	109,655	5,131.92	14,500.94	0.00	95,154.06	13.22
MISCELLANEOUS	112,000	11,327.84	22,616.97	0.00	89,383.03	20.19
MAINTENANCE	5,500	1,163.64	1,565.82	0.00	3,934.18	28.47
UTILITIES	29,850	2,485.65	5,732.81	0.00	24,117.19	19.21
SUPPLIES	827,464	69,213.48	71,013.30	0.00	756,450.70	8.58
MISCELLANEOUS	18,000	10,418.77	10,636.36	0.00	7,363.64	59.09
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	121,874	10,156.17	20,312.34	0.00	101,561.66	16.67
TOTAL 35-WATER DEPT.	1,421,509	134,559.14	194,804.87	0.00	1,226,704.13	13.70
TOTAL EXPENDITURES	1,542,546	147,694.29	222,155.20	0.00	1,320,390.80	14.40
REVENUE OVER/(UNDER) EXPENDITURES	0	12,958.22	34,893.36	0.00	34,893.36	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

700-WATER FUND

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE	0	0.00	0.00	0.00	0.00	0.00
700.00.5714.000 CC CONV. FEE	5,500	660.00	1,400.00	0.00	4,100.00	25.45
700.00.5743.000 CONNECT FEE	14,000	1,081.33	2,292.42	0.00	11,707.58	16.37
700.00.5744.000 PENALTIES	153,391	12,997.38	26,729.28	0.00	126,661.72	17.43
700.00.5745.000 AGREEMENTS AND CONTRACTS	134,310	25,184.00	39,350.00	0.00	94,960.00	29.30
700.00.5746.000 IMPACT FEE	1,221,845	93,595.85	184,049.98	0.00	1,037,795.02	15.06
700.00.5751.000 CITY WATER SALES	0	0.00	0.00	0.00	0.00	0.00
700.00.5752.000 CHANGE IN UTILITY DEPOSIT	6,000	0.00	787.00	0.00	5,213.00	13.12
700.00.5753.000 WATER TAP FEES	7,500	1,217.51	2,439.88	0.00	5,060.12	32.53
700.00.5762.000 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00
700.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
700.00.5769.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
700.00.5993.000 TRANSFER IN	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	1,542,546	134,736.07	257,048.56	0.00	1,285,497.44	16.66
TOTAL REVENUE	1,542,546	134,736.07	257,048.56	0.00	1,285,497.44	16.66

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

705-WASTEWATER
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	1,822,408	164,504.74	245,082.48	0.00	1,577,325.52	13.45
TOTAL REVENUES	1,822,408	164,504.74	245,082.48	0.00	1,577,325.52	13.45
<u>EXPENDITURE SUMMARY</u>						
00-TRANSFER OUT						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
12-ADMINISTRATION						
PERSONNEL SERVICES	73,439	3,454.72	4,963.63	0.00	68,475.37	6.76
TOTAL 12-ADMINISTRATION	73,439	3,454.72	4,963.63	0.00	68,475.37	6.76
36-WASTEWATER SYSTEM						
PERSONNEL SERVICES	120,815	11,399.85	16,873.36	0.00	103,941.64	13.97
CONTRACTS & PROF. SVCS	23,400	1,183.06	1,808.76	0.00	21,591.24	7.73
MISCELLANEOUS	74,000	18,321.04	18,321.04	0.00	55,678.96	24.76
MAINTENANCE	471,655	7,017.71	69,207.71	0.00	402,447.29	14.67
UTILITIES	13,375	1,792.54	2,882.60	0.00	10,492.40	21.55
SUPPLIES	5,500	829.45	1,376.97	0.00	4,123.03	25.04
MISCELLANEOUS	5,000	0.00	0.00	0.00	5,000.00	0.00
DEBT SERVICE	354,444	0.00	0.00	0.00	354,444.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	252,780	21,065.00	42,130.00	0.00	210,650.00	16.67
TOTAL 36-WASTEWATER SYSTEM	1,320,969	61,608.65	152,600.44	0.00	1,168,368.56	11.55

TOTAL EXPENDITURES	1,394,408	65,063.37	157,564.07	0.00	1,236,843.93	11.30
REVENUE OVER/(UNDER) EXPENDITURES	428,000	99,441.37	87,518.41	0.00	340,481.59	20.45

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

705-WASTEWATER

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
705.00.5741.000 SEWER SALES	1,012,617	81,933.95	160,014.61	0.00	852,602.39	15.80
705.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
705.00.5744.000 PENALTIES	15,000	1,192.80	2,531.56	0.00	12,468.44	16.88
705.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
705.00.5746.000 IMPACT FEE	427,848	80,224.00	80,224.00	0.00	347,624.00	18.75
705.00.5753.000 SEWER TAP FEE	5,000	0.00	0.00	0.00	5,000.00	0.00
705.00.5762.000 INTEREST EARNED	7,500	1,153.99	2,312.31	0.00	5,187.69	30.83
705.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
705.00.5995.000 TRANSFER IN RESERVES	354,443	0.00	0.00	0.00	354,443.00	0.00
TOTAL 00-REVENUE	1,822,408	164,504.74	245,082.48	0.00	1,577,325.52	13.45
TOTAL REVENUE	1,822,408	164,504.74	245,082.48	0.00	1,577,325.52	13.45

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018715-ELECTRIC FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	3,894,361	264,885.27	537,257.82	0.00	3,357,103.18	13.80
TOTAL REVENUES	3,894,361	264,885.27	537,257.82	0.00	3,357,103.18	13.80
<u>EXPENDITURE SUMMARY</u>						
12-ADMINISTRATION						
PERSONNEL SERVICES	72,770	5,480.86	10,271.64	0.00	62,498.36	14.12
TOTAL 12-ADMINISTRATION	72,770	5,480.86	10,271.64	0.00	62,498.36	14.12
37-ELECTRIC DEPT.						
PERSONNEL SERVICES	462,141	41,001.88	78,018.66	0.00	384,122.34	16.88
CONTRACTS & PROF. SVCS	89,600	76.23	1,424.96	0.00	88,175.04	1.59
MISCELLANEOUS	160,000	36,368.37	38,570.74	666.91	120,762.35	24.52
MAINTENANCE	21,433	1,637.22	2,614.55	0.00	18,818.45	12.20
UTILITIES	13,750	713.85	1,585.00	0.00	12,165.00	11.53
SUPPLIES	1,829,364	124,627.37	280,162.93	0.00	1,549,201.07	15.31
MISCELLANEOUS	24,868	1,044.10	2,660.31	0.00	22,207.69	10.70
DEBT SERVICE	131,229	0.00	0.00	0.00	131,229.00	0.00
CAPITAL EXPENDITURES	150,000	11,923.00	11,923.00	6,923.50	131,153.50	12.56
TRANSFERS	939,206	78,267.16	156,534.32	0.00	782,671.68	16.67
TOTAL 37-ELECTRIC DEPT.	3,821,591	295,659.18	573,494.47	7,590.41	3,240,506.12	15.21
TOTAL EXPENDITURES	3,894,361	301,140.04	583,766.11	7,590.41	3,303,004.48	15.18
REVENUE OVER/(UNDER) EXPENDITURES	0 (	36,254.77) (	46,508.29) (	7,590.41)	54,098.70	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

715-ELECTRIC FUND

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
715.00.5743.000 FEES	7,000	1,295.00	2,590.00	0.00	4,410.00	37.00
715.00.5744.000 PENALTIES	50,000	2,938.05	7,978.39	0.00	42,021.61	15.96
715.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
715.00.5751.000 ELECTRICITY SALES	3,403,861	231,090.01	467,310.16	0.00	2,936,550.84	13.73
715.00.5752.000 CHANGE IN ELECTRIC DEPOS	0	0.00	0.00	0.00	0.00	0.00
715.00.5755.000 SURCHARGE	150,000	10,185.20	20,336.25	0.00	129,663.75	13.56
715.00.5757.000 PCA (POWER COST ADJ)	277,000	18,465.76	37,216.99	0.00	239,783.01	13.44
715.00.5762.000 INTEREST	6,500	911.25	1,826.03	0.00	4,673.97	28.09
715.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
715.00.5770.000 SALES TAX REVENUE	0	0.00	0.00	0.00	0.00	0.00
715.00.5995.000 TRANSFER IN ELEC NOTE	0	0.00	0.00	0.00	0.00	0.00
715.00.5998.000 TRANSFER IN RESERVES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	3,894,361	264,885.27	537,257.82	0.00	3,357,103.18	13.80
TOTAL REVENUE	3,894,361	264,885.27	537,257.82	0.00	3,357,103.18	13.80

720-REFUSE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	465,266	39,136.51	78,236.71	0.00	387,029.29	16.82
TOTAL REVENUES	465,266	39,136.51	78,236.71	0.00	387,029.29	16.82
<u>EXPENDITURE SUMMARY</u>						
32-REFUSE DEPT.						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	352,440	29,804.33	59,393.22	0.00	293,046.78	16.85
MISCELLANEOUS	110,426	9,202.16	18,404.32	0.00	92,021.68	16.67
MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
UTILITIES	2,400	200.00	400.00	0.00	2,000.00	16.67
MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 32-REFUSE DEPT.	465,266	39,206.49	78,197.54	0.00	387,068.46	16.81
35-WATER DEPT.						
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 35-WATER DEPT.	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	465,266	39,206.49	78,197.54	0.00	387,068.46	16.81
REVENUE OVER/(UNDER) EXPENDITURES	0 (	69.98)	39.17	0.00 (	39.17)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2018

PAGE: 2

720-REFUSE FUND

% OF YEAR COMPLETED: 16.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
00-REVENUE						
720.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
720.00.5744.000 PENALTIES	7,500	497.46	1,078.28	0.00	6,421.72	14.38
720.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
720.00.5751.000 RESIDENTIAL TRASH COLL	193,448	16,324.15	32,648.08	0.00	160,799.92	16.88
720.00.5752.000 COMMERCIAL TRASH COLLECT	177,851	15,031.74	29,961.44	0.00	147,889.56	16.85
720.00.5755.000 RECYCLE	80,227	6,754.16	13,491.91	0.00	66,735.09	16.82
720.00.5755.001 RECYCLE FRANCHISE FEE	6,240	529.00	1,057.00	0.00	5,183.00	16.94
720.00.5762.000 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00
720.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
720.00.5768.000 BRUSH AND CHIPPING AND P	0	0.00	0.00	0.00	0.00	0.00
720.00.5770.000 HHW	0	0.00	0.00	0.00	0.00	0.00
720.00.5995.000 TRANSFER IN RES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	465,266	39,136.51	78,236.71	0.00	387,029.29	16.82
TOTAL REVENUE	465,266	39,136.51	78,236.71	0.00	387,029.29	16.82

IV. Informational Items

Agenda Section	Informational Items
Section Number	IV.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	IV.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	IV.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
OCTOBER 18TH, 2018, 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on October 18th, 2018 at 6:36 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, Diane Piwko, and Randy Smith, absent Bob Collins. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized Councilman Hurst, and Mr. Tommy Ellison

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst, and Mr. Tommy Ellison

PUBLIC COMMENT

No Comments

REVIEW, CONSIDER, AND DISCUSS 2018 KEY INITIATIVE AREA GOALS (KIA'S)

Mr. Smith stated met with Mrs. Piwko and worked up a list. Move this item to January 2019 meeting.

Mr. White stated he has established a link for the small business info

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion from Mr. Tedford to approve items listed for payment, (City of Farmersville \$61.21, TEX-21 \$2,500.00) second by Mrs. Piwko, all in favor, motion passed unanimously. Mr. Smith asked about sales tax decrease. Mr. White stated this was reviewed and sales tax predictions in the future will be adjusted.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR SEPTEMBER 2018

On a motion from Mr. Tedford to accept financial statements as presented, second by Mr. Smith, motion passed unanimously.

RECOMMENDATIONS IN REGARDS TO ZONING ORDINANCE TO BE MORE IN ALIGN WITH BUSINESS

Mr. White asked the EDC 4A Board for direction going forward, concerned that currently the City of Farmersville has heavy requirements Industrial, looks more like commercial, instead of industrial, screening, fencing. etc. I feel there are a few requirements that over burdensome for industrial environment. What I'm asking is at the next meeting is to bring forward some suggestions to review. Mrs. Piwko asked if the P&Z will establish the hi impact area. Mr. White it is on the next agenda for P&Z. Mr. Lane said he is open for discussion to see what needs to happen. Mr. Tedford felt it is needed. Mr. White stated what he is asking for is to take care of the parameter part of the facilities. Mrs. Piwko asked are we making this complicated. Should we let P&Z review, and talk with businesses that have gone thru renovations, construction. Mr. White stated just trying to get the hi-impact area first. Mr. Lane asked for a review of the existing zoning ordinance. Mr. White said he will forward a copy of the zoning ordinance to board members for review.

RECEIVE UPDATE ON KCS STRATEGIC PARTNERS ANNUAL MEETING

Mr. White presented information written by Mr. Ellison regarding meeting debrief. (see attached). Met with Chris Carucci, ties in this area. Talked about the national electronics in Mexico. One of the major carriers into Mexico. The lines original built from KCS into our line that goes to the Dallas area and on south where it meets up in Shreveport. Spoke also of their industrial development. (add slides) Mr. Ellison stated got to meet with all of the decision makers. We were able to tell about Farmersville, a positive step for us. Important to make these conferences. Mr. Smith asked if there were any discussion regarding siding tract. Mr. White said not really, there is a company looking for this. Currently talking with KCS and AFI if to see if they are interested.

RECEIVE UPDATE ON ROAD IMPACT FEE

Mr. Elliott addressed the EDC 4A board, had done some preliminary research, authorized under chapter 395. Road impact fees has to be on a main highway, looked at some info from McKinney and Wylie. There are number of steps to do before we could implement. Need to have an approved land use assumption report. Requires an engineer, then an approved Capital improvement plan for water and wastewater. Roadways must be within city limits. Road needs to be five mile from development. Water wastewater planning can be city wide. Any fees the City asses must apply with Chapter 395. We have made some of the first steps, one is starting on the land use plan, second is a street map plan. Neither have been approved by City Council. Once document in place then we can discuss next step. If you do not have a lot of development you want have a lot of fees. Not recommending other than the first two steps. Mr. Tedord asked if we have done any of these fees. Mr. White said yes currently the City charges water and sewer impact fees. Also, revision in local code chapter 380 deals with economic development agreements. These agreements set

caps and time limits. Mrs. Piwko stated if we do not have this homework done we could be missing revenue in the future. Mr. White said our steps are there. Pushing hard to get these done. Holding back until Hwy 380 alignment is complete. Mr. Tedford asked about Council input on Impact Fees, before we spend a lot of money need to know if this is the direction City Council wants to go. Mr. White said this will go before City Council once all items are in place, currently have not received direction from City Council. Mrs. Piwko asked when we start talking about certain zones are we going to identify certain areas to apply fees. Mr. White stated you can set up different zones and different fees. Mr. White said you would access the fees for that area's needs. Mr. Ellison stated Example City of McKinney has 13 different road way zones. Development would impact the roads and each having a different set of fees. Mr. Smith asked about the comprehensive plan has it been approved. Mr. White said yes, operating on the old one (original 2012 comprehensive plan), but working on creating new comprehensive plan. Mr. Smith asked do road impact fees require public hearings, Vote? Mr. White said yes will need to have several public hearings a lot of oversight. Mrs. Piwko asked whether general rule or home rule are there different regulations we need to follow.

RECEIVE UPDATE ON CAMDEN PARK

Final Plat filed. Application for 60 permits. Mrs. Piwko asked about the apartments. Mr. White stated no update.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated P&Z, companies that come to us, and Council is trying to work with them and trying to work a strategy that works for everyone. Other cities in the past are issuing SUP's in conjunction with their zoning requirements. Problem with this is what was done in the past. Today with the new laws and regulations these businesses could go into the county and basically stay in the county forever. Use to when a City grew into the county you could annex, Cities can no longer can do that. We have been working with council on the SUP. Went into P&Z knowing we could do one of three things, we could not do anything, try placing SUP higher rate, or produce hi impact special district. Next Monday P&Z will vote on this then it will go before council. Currently have 5 facilities wanting to come here, if we don't find a way they will go into the county and will not get any sales tax. Making the parameter area looks nice, improving the roads. Martin Marietta has already signed up with the Chamber of Commerce. Very good corporate neighbor. Mr. Tedford said they will come into City and use our water and sewer. Mr. White stated yes, but if they stay in county they will receive water from Caddo and have septic.

RECEIVE UPDATE ON COLLIN COLLEGE

Collin College update, Mr. White stated he met with the College, had a pre development meeting last Friday architect engineer college representative presented master site plan, to the EDC board (see attached). Mr. Smith asked about entrance off of Highway 380. Mr. White said there will be no entrance. Mr. Lane asked construction still projected to being 2020, Mr. White stated yes. Mr. White updated board on bond package for road and TRIZ agreement. Mrs. Piwko asked about the substation. Mr.

White said not a lot of changes. Current may place new transformer, will meet with City Council next week with update. Mr. Piwko asked about moving substation.

RECEIVE A DEBRIEF ON PROJECT MOTUS

Mr. White said back in late June this came up on Dallas chamber radar. Company looking for 1000 acres mostly engineering people. City of Farmersville put in a proposal for 1000 acres. Heard from them in August and stated they were interested, came and looked at area. Asked to represent the proposal we were one of three. Resent and said we were one of three places in Texas. What we learned during that meeting was the Company is a fortune 100 company, international, Asian based heavy security, 700 employees, 600 engineers starting 130k average salary, bring test item drop off. Very clean, large equipment, no railroad, truck only. Our biggest issue is the land was not locked up. This is constant, land needs to be available. Housing also an issue, no eating establishments. Comment from this Company was Texas incentives are poor. Mr. Lane asked about the delay, we are all supportive of Mr. White, is there something we can do to be faster, Mr. White stated if he had a board member to have immediate input.

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR AUGUST 16TH, AND SEPTEMBER 27TH, 2018

Change on 3rd page, 09-27-2018, with changes a motion by Mrs. Piwko, second by Mr. Tedford, motioned passed unanimously

REQUESTS TO BE PLACED ON FUTURE AGENDAS

- (a) Move to January
- EDC Roundtable
- OpenGov
- Motus

ADJOURNMENT

Meeting was adjourned at 8:30 p.m.

ATTEST:



Diane C. Piwko, Secretary

APPROVE:



Jason Lane, Chairman

Report on Kansas City Southern
Strategic Partners Conference
September 15, 2018

The City Manager, Ben White, and the Chairman of the Farmersville TIRZ, Tommy Ellison, attended the subject conference representing the City of Farmersville and its 403B.

The conference covered a number of topics including: an overview of KCS operations, a discussion of potential outcomes of the current NAFTA negotiations, a presentation on results of the June 2018 national election in Mexico and expected political policy changes, a panel discussion of KCS industrial development indices, and a forecast of economic trends related to the transportation industry.

Attendance at the conference provided the opportunities to establish a number of important personal contacts and briefly describe the City of Farmersville, its economic development capacities, and the two identified industrial areas served by the KCS railroad. KCS personnel we were able to contact included, Pat Ottensmeyer, KCS President and CEO; Scott Walburn, Director of Industrial Development and Innovation; and Chris Carucci, Industrial Development Manager, whose area of responsibility includes Farmersville.

Also, we were able to share information about Farmersville with other KCS strategic partners in attendance as well as discussing nearby economic development activities and renew relationships with Jason Greiner, Assistant Director Wylie Economic Development Corporation and John Dickson, Director of Business Development/Retention Greenville Economic Development.

We appreciate the opportunity to represent the City and believe we were able to raise the level of awareness of and interest in Farmersville industrial areas. We plan to follow up with Chris Carucci and other KCS representatives to develop potential investor and/or developer interest in our industrial zoned areas.



**Kansas City Southern
Partnering for Success**

The KCS Corporate Vision & Strategy



KCS LEGACY AND PURPOSE

We will honor and carry forward the unique legacy of KCS – its vision, entrepreneurial and ambitious spirit, resilience in the face of adversity, independence and willingness to challenge "conventional wisdom" as we carry out our purpose of making a meaningful contribution to the economic growth and prosperity of the nations and communities we serve.

VISION

KCS strives to consistently be the fastest-growing, best-performing, most customer-focused transportation provider in North America.

VALUES AND CULTURE

The KCS Culture is a set of values, beliefs and behaviors that define our Company, and create a foundation for our growth and success. Our strong culture and core values will allow KCS to fulfill its Vision and continue to endure in times of stress.

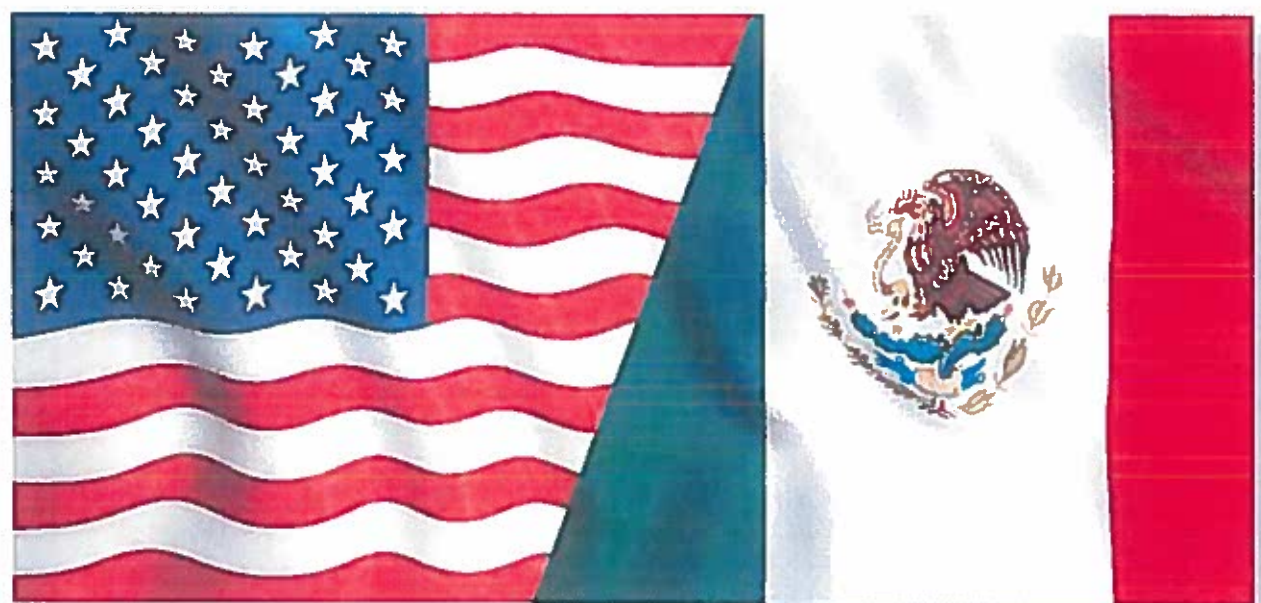
- SAFETY
- CUSTOMER FOCUS
- COMMUNICATION
- TEAMWORK
- INITIATIVE & INNOVATION
- DIVERSITY & CIVILITY

Employee Appreciation Day, Sept. 12





August 27, 2018, US and Mexico agree in principle to bilateral trade relationship.



NAFTA – What has KCS done?



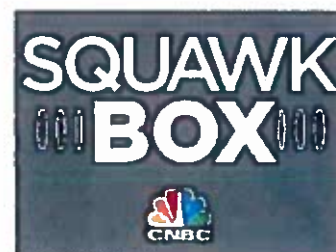
76
**Conferences
& Speeches**



65
**Legislative &
Regulatory
Meetings**

BARRON'S

C-SPAN



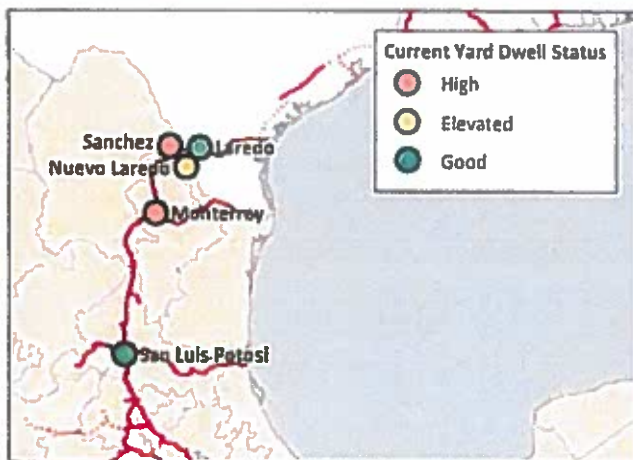
THE WALL STREET JOURNAL.

**Media
Coverage**

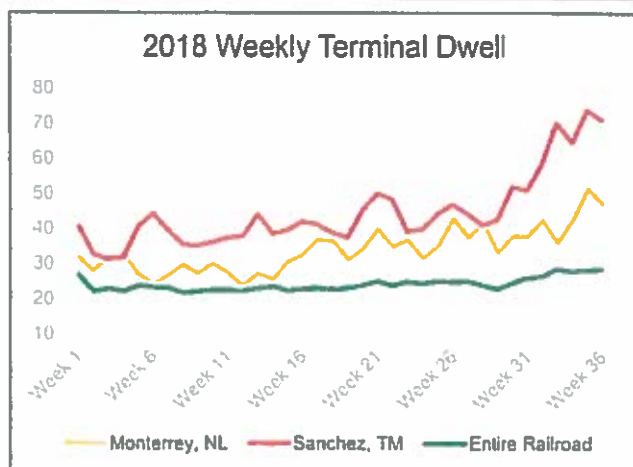
NAFTA – WWCD?



Q3 2018 Service Update



- Elevated dwell in Northern Mexico driven by growth in cross-border volumes
- Transportation reorganization unifies management of cross-border corridor
- Expect service & operating metrics to return to more normalized levels by end of September



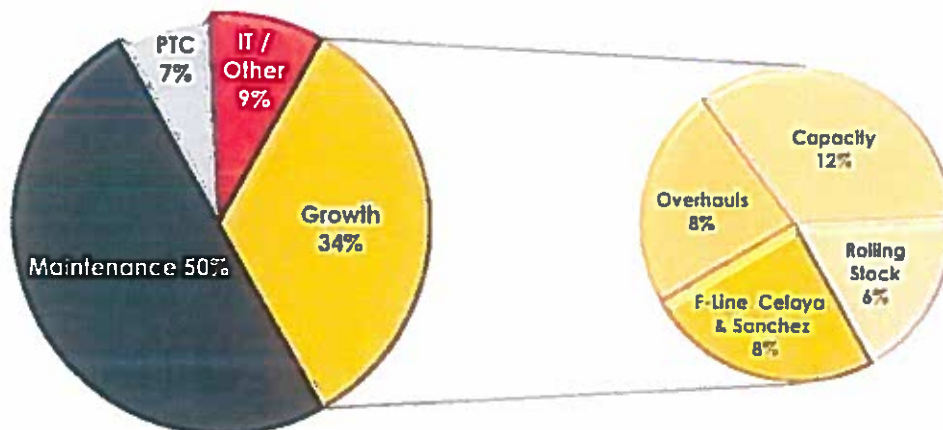
Capital Spending in 2018



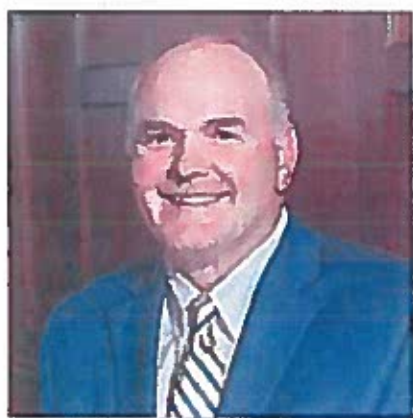
Investing in Growth – Capacity and Equipment

- Total Capex \$530-\$550 Million Range
- Sasol rail terminal completed in 2017 – total investment of \$141M (\$58M in 2017)
 - Partial re-investment in capacity enhancements (Celaya Bypass, F-Line Rehab, Sanchez Yard Mechanical Facilities)
- Continued investment in PTC, decreased spend vs. prior years
- Focus on equipment – locomotive overhauls & freight car purchases in preparation for future growth (auto racks)
- Locomotive purchases not included for 2018

2018 Capital Expenditures



Executive Organizational Change



Brian Hancock

Executive Vice President and
Chief Innovation Officer



Mike Naatz

Executive Vice President and
Chief Marketing Officer

KCS Technology “Haystacks”



INDUSTRY OWNED



RAIL INDUSTRY PROVIDERS



TRADITIONAL TECH PARTNERS



EMERGING TECH FACILITATORS



UNIVERSITIES



OTHER



KCS Growth Strategy...



...Built on a Foundation of Partnership

"One of the key ingredients in the KCS long-term growth strategy is to further develop those interline rail relationships, and key arrangements with other business partners such as short-line railroads, ports, transload operators, and others. This strategy, **built on a foundation of partnership and cooperation** with our key business partners, is a critical ingredient of achieving long-term superior performance for our customers, shareholders, employees, and all other important stakeholders of Kansas City Southern."

Patrick J Ottensmeyer, Barron's, September 14, 2018





**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
NOVEMBER 15TH, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on November 15th, 2018 at 6:33 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, Diane Piwko, Bob Collins and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White.

RECOGNITION OF CITIZENS AND VISITORS

No Special Guest

PUBLIC COMMENT

No Comments

**CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR
OCTOBER 2018**

On a motion from Mr. Tedford to accept financial statements as presented, second by Mr. Collins, motion passed unanimously.

**REVIEW CURRENT CITY OF FARMERSVILLE PLANNING AND ZONING
ORDINANCE AND MAKE RECOMMENDATIONS FOR IMPROVEMENTS WITH
REGARDS TO INDUSTRIAL DEVELOPMENT**

Mr. White presented to the EDC Board, Comprehensive Zoning Ordinance, we do not have to do this all at once. Mr. White said there is a lot of information, suggested covering areas regarding Industrial Development. Mr. White asked the board to review and make recommendations of any suggested changes. Mr. Collins asked if the zoning map for the City is in the works. Mr. White stated yes we are going through a zoning

map update. City may also have to choose a route for Highway 380, if so that will trigger through fare map change.

Mr. White presented to the board the Comprehensive Zoning Ordinance, pointing out certain zoning districts within the document for review. Mr. White suggested to the EDC Board to review and in the next regular scheduled meeting to come back with any suggested changes, recommendations for discussion.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated the concrete facilities have been involved in creating the development agreements. Council approved development agreement with Listcom, if no changes are made the mayor will sign. Basic agreement, City will supply water, they will supply 8 foot wall with irrigation and street, plus sales tax. Performance criteria is to build a facility within so many days. Mrs. Piwko stated widening the roads near the facilities have them supplying the materials, but the City supplies all labor, how long will it take. Mr. White said he is not sure may take longer than projected. Nelson Brothers behind Listcom, all we will need to do is change name on the development agreements and go forward. Martin Marietta somewhat similar agreement we have a meeting set up for 10:00 a.m. Monday. Now that we have a model agreed to things should go faster. Martin Marietta has a huge piece of land; they are putting up 8 foot screening walls. They are in the doorway to our City. Mrs. Piwko asked can they also use vegetation as screening walls. Mr. White stated no we had asked for 8 foot screening wall, they are in the highway commercial district. Mr. Collins asked what they are doing with asphalt. Mr. White said their major business is aggregate products to supply this region with that type of material. They usually set up 3 different facilities, one for concrete, and one for asphalt. Mr. Collins asked if there are any environmental issues with asphalt. Mr. White stated he is not aware, did visit one of their facilities and found no issues. Mr. Collins stated once asphalt plant is established you cannot reclaim that soil. Mr. White stated they had concrete surface, and vessels on concrete, looked as though if asphalt spilled they had it contained. Mr. Lane said there are permit requirements. Mr. Collins stated due to the asphalt their agreement would be a little bit different. Mr. White stated he is open for suggestions. Mrs. Piwko said to would be a good idea to train our Fire Dept. to handle if there is an asphalt spill. Mr. Collins any agreement that Martin Marietta signs would apply to the lease. Mr. White said yes. Mr. Smith asked if both Nelson and Reliable will own property instead of leasing. Mrs. Piwko asked if the TIRZ board still funding water line, will this affect their funding of the bond. Mr. White stated they have money set aside. Mr. Smith asked when they will begin production. Mr. White said within 272 days of signing agreement.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated he had another development meeting, went over utilities and streets. Mr. White stated he needs electrical numbers to provide right point. Mr. Collins asked would there be a better spot to bring in power. Mr. White stated could be, waiting to find out how much they need to be sure and get right spot. Mr. White stated they want an underground primary line. Mr. Collins can we bury a line along the pipe way. Mr. White stated if we got permission we could. Mr. Smith asked when the bond will receive

approval. Mr. White stated we will have funds February 2019. Mrs. Piwko asked about street lighting. Mr. Collins said typically have lighting in parking lot. Mrs. Piwko asked if we would have to place lights on road. Mr. Smith asked about the electrical substation. Mr. White stated we are in the process. Mr. Smith asked when you will need funds from EDC. Mr. White stated within the next few months it is in the budget.

RECEIVE UPDATE ON EDC ROUNDTABLE

Mr. White stated not a lot to share. Have not been pressing this, Wylie does want to get involved, just takes a lot of effort. Mrs. Piwko asked could you schedule a date and see if we can get it started. Mr. White stated he has a lot of projects going on, not that I don't want to just too much on my plate. Mr. White stated he will turn this over to Mr. Ellison to accomplish this goal

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR OCTOBER 18TH, 2018

On a motion made by Mrs. Piwko to accept minutes as presented second by Mr. Tedford, all in favor, motion passed unanimously.

EXECUTIVE SESSION – DISCUSSION OF MATTERS PERMITTED BY TEXAS GOVERNMENT CODE 551.087 TO DISCUSS MATTERS RELATING TO ECONOMIC DEVELOPMENT MATTERS AS FOLLOWS

EDC Board convened into executive session @7:55 .p.m

RECONVENE FROM EXECUTIVE SESSION

EDC Board re-convened from the executive session @8:38 p.m.

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

No Action taken.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Mont Belvieu

Highway 380

Collin College

Concrete

Review section 3:6 Zoning

Lake Haven

Camden Park

ADJOURNMENT

Meeting was adjourned at 8:40 p.m.

ATTEST:



Diane C. Piwko, Secretary

APPROVE:



Jason Lane, Chairman

Agenda Section	Informational Items
Section Number	IV.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	IV.E
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	IV.F
Subject	Building & Property Standards Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	IV.G
Subject	Texoma Housing Authority
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	1. Agenda and documents
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

TEXOMA HOUSING PARTNERS (THP)

Table of Contents

1. THP OCCUPANCY/VACANCY Report;
December 2018 (X1 page)
2. THP Board of Commissioners Meeting Agenda;
December 17, 2018 (X2 pages)
3. THP Board of Commissioners Meeting Minutes;
October 15, 2018 (X1 page)
4. THP Amendment to Consortia Agreement (X7 pages)
5. THP 2018 Annual Report (X16 pages)

Texoma Housing Partners
Occupancy/Vacancy
All Cities

Property	0 BR	1 BR	2 BR	3 BR	4 BR	Total Units	Units Offline	Total Units Available	No. Occupied	% Available Occupied	Vacancies	Waiting List
Bells	2	6	7	3	1	19	1	19	18	95%	1	29
Bonham	0	16	48	20	8	92	1	91	91	100%	0	77
Celeste	0	13	7	4	0	24		24	23	96%	1	23
Ector	0	0	6	3	1	10		10	10	100%	0	31
Farmersville	0	35	6	8	0	49		49	49	100%	0	46
Gunter	0	5	2	5	0	12		12	11	92%	1	19
Honey Grove	0	35	18	15	2	70	4	66	66	100%	0	16
Howe	0	12	6	4	0	22	2	20	20	100%	0	43
Ladonia	0	4	10	5	1	20	1	19	15	75%	4	6
Leonard	4	28	12	4	2	50		50	50	100%	0	25
Pottsboro	0	2	6	3	0	11		11	11	100%	0	20
Princeton	0	10	4	2	0	16		16	16	100%	0	55
Savoy	4	6	12	3	0	25		25	23	92%	2	29
Tom Bean	2	8	5	2	2	19		19	19	100%	0	24
Trenton	0	4	9	4	0	17		17	17	100%	0	35
Tioga	0	4	1	1	0	6		6	6	100%	0	11
Van Alstyne	0	8	10	2	0	20		20	20	100%	0	60
Whitewright	0	14	10	8	0	32		32	31	97%	1	39
Windom	0	2	2	2	0	6		6	5	83%	1	9
Total	12	212	181	98	17	520	8	512	501	98%	11	597

As of December 2018

THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office
810 W. 16th St., Bonham, TX
5:30 PM – Monday – December 17, 2018



- A. **Call to Order & Declaration of a Quorum**
- B. **Invocation and Pledges**
- C. **Approval of Minutes:** Approve Meeting Minutes for October 2018
- D. **Executive Director's Report**
 - a. Welcome New Board Member
 - b. Update on Honey Grove Units
 - c. Non Smoking Process
 - d. Occupancy Report
- E. **Consent**

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

 - d. **October and November 2018 Liabilities:** Authorize the Secretary/Treasurer to make payments in the amounts as listed.
- F. **Action**
 - a. **Approval of THP Audit Report for FYE 3/31/18:** Accept audit report for FYE 3/31/18; authorize payment to the audit firm in accordance with the terms of the engagement letter and authorize distribution of the report to HUD
Allison Reider, Executive Director page #16
 - b. **Approve Amendment to Consortium Agreement:** Authorize amendment #1 to the THP Consortium Agreement
Allison Reider, Executive Director page #17
 - c. **Approve Consortium Bylaws**
Allison Reider, Executive Director page #19
 - d. **THP Maintenance Inventory:** Authorize Purging the Maintenance Supply Inventory of All Obsolete or Outdated Items
Allison Reider, Executive Director page #24
 - e. **FYE 2019 Budget Status Update**
Becky Miles, CPA Consultant page #33
- G. **Citizens to be Heard**
- H. **Adjourn**

APPROVAL


Allison Reider, Executive Director



The Nation's First Affordable Housing Consortium

1111 E. 9th Street, Suite 100, Bonham, TX 75418 | 903.385.3335 | Toll-Free (800) 258-1618 | www.texomahousing.org

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on December 14, 2018.

MINUTES OF THE MEETING OF THE
TEXOMA HOUSING PARTNERS
BOARD OF COMMISSIONERS
October 15, 2018

Members Present: Marty Burke (Celeste); Les Cooks (Farmersville); Patti Kanegae (Tioga); Loretta Oliver (Windom); Jeff Stanley (Howe); JoAnn Duncan (Trenton); Lori Clayton (Bonham); Glen Lee (Honey Grove); Frank Budra (Pottsville); Tracy Teel (Ector)

Staff Present: Allison Reider, Susan Ensley, Susie Orman, Jan Knight, Elizabeth Miles

- A. Chairman Burke called the meeting to order and a quorum was declared of the Board of Commissioners at 5:30 P.M.
- B. Invocation and Pledges
- C. A motion was made by Frank Budra to approve the minutes of the meeting of July 2018. The motion was seconded by Patti Kanegae. Motion carried.
- D. Public Housing Director's Report: Allison Reider discussed the construction for the burned units in Honey Grove and informed the Board that the units should be ready for occupancy by the end of the year. Allison informed the Board that the maintenance staff had been changed to give another layer to the organizational structure. Weston Bush has been promoted to Assistant Maintenance Supervisor and he will oversee the day to day operations of the maintenance staff. Susan Ensley provided the occupancy report to the Board and reported a 98 % occupancy rate across the 19 properties.
- E. A motion was made by Lori Clayton to approve the Consent items. This motion was seconded by Jeff Stanley. Motion carried.
- F. Action
 1. Authorize Selection of Revise as Website Contractor: A motion was made by Patti Kanegae to select Revise as the new THP website contractor. The motion was seconded by Loretta Oliver. Motion carried.
 2. Authorize Selection of Contractor for Capital Project – Window Replacement: A motion was made by Jeff Stanley to authorize the Executive Officer Committee to make selection of the contractor for the Capital Project – Window replacement. The motion was seconded by Les Cooks. Motion carried. Marty Burke abstained.
 3. Authorize Initiation of Sweep Account for THP Bank Account: A motion was made by JoAnn Duncan to initiate a sweep account for the THP account to maximize return on investment. The motion was seconded by Patti Kanegae. Motion carried.
 4. Budget status update: Elizabeth Miles discussed the financials as of September 2018. She recommended no changes to the budget at this time.
- G. JoAnn Duncan made a motion to adjourn. It was seconded by Lori Clayton. Adjourned by Chairman Burke at 6:40 PM.



TO: THP Board of Commissioners
FROM: Allison Reider, Executive Director
DATE: December 4, 2018
RE: Amendment to Consortia Agreement

RECOMMENDATION

Authorize amendment number 1 to the THP Consortia Agreement.

BACKGROUND

In 2000, the THP Consortia Agreement was initiated and referenced Texoma Council of Governments in the two following areas:

- **Article II** where it states: "The Board of Directors of THP shall enter into a management contract with Texoma Council of Governments to provide administrative services, property maintenance, and fiscal operations for THP. The scope, nature and compensation for such services shall be mutually agreed upon by the Board of Directors and TCOG."
- **Article III** where it states: "TCOG's Public Housing Director shall prepare and submit to the Board of Directors a standard operating manual. The Public Housing Director shall prepare an annual budget and recommendations to be presented to the Board of Directors for their consideration and approval in accordance with the schedule established by HUD."

DISCUSSION

An amendment to the Consortia Agreement is necessary to remove TCOG and identify THP as the responsible party for all administration and oversight to the Executive Director.

BUDGET

No budget impact.



Amendment to Texoma Housing Partners Consortium Agreement
Amendment Number 1

Article II

~~The Board of Directors of THP shall enter into a management contract with Texoma Council of Governments to provide administrative services, property maintenance, and fiscal operations for THP. The scope, nature and compensation for such services shall be mutually agreed upon by the Board of Directors and TCOG.~~

- A. THP will develop and adopt Bylaws which will establish the rules that govern the operations of the organization.

Article III

~~TCOG's Public Housing Director shall prepare and submit to the Board of Directors a standard operating procedural manual. The Public Housing Director shall prepare an annual budget and recommendations to be presented to the Board of Directors for their consideration and approval in accordance with the schedule established by HUD.~~

- A. The THP Bylaws will address the position of Executive Director.

Marty Burke- THP Chairman

Date- December 17, 2018



The Nation's First Affordable Housing Consortium

1000 West 45th Street, Suite 100 • Ft. Worth, TX 76102 • (817) 534-3336 • Fax: (817) 534-1638
www.texomahousing.org

Member cities: Bonham, Dallas, El Paso, Fort Worth, Amarillo, Brownsville, Houston, Lubbock, Midland, Odessa, Pecos, Permian, San Angelo, San Antonio, San Marcos, San Saba, Terrell, and Wichita Falls.



TO: THP Board of Commissioners
FROM: Allison Reider, Executive Director
DATE: December 4, 2018
RE: By-laws

RECOMMENDATION

Approve Bylaws as presented.

BACKGROUND

Texoma Housing Partners became a stand-alone organization effective September 1, 2017. Prior to this change, THP was a program administered by Texoma Council of Governments who was responsible for all administration of the program.

DISCUSSION

It is necessary for THP to have a set of Bylaws which direct the operation of the organization. Research has been completed and a set of Bylaws has been developed which relates directly to public housing agencies.

BUDGET

No budget impact.

BY-LAWS OF THE TEXOMA HOUSING PARTNERS CONSORTIUM

ARTICLE I. THE CONSORTIUM

Section 1. The name of the Consortium shall be Texoma Housing Partners

Section 2. Office of Consortium. The offices of the Consortium shall be at such place or places as the Consortium may designate.

ARTICLE II. OFFICERS

Section 1. Officers. The officers of the Consortium shall be a Chairperson, a Vice-Chairperson and a Secretary (who shall be Executive Director/Chief Executive Officer).

Section 2. Chairperson. The Chairperson, who is a member of the Board of Commissioners, shall preside at all meetings of the Consortium. At each meeting, the Chairperson shall submit such recommendations and information as he/she may consider proper concerning the business, affairs, and policies of the Consortium. The actions of the Chairperson shall at all times be in compliance with all applicable federal, state and local laws.

Section 3. Vice-Chairperson. The Vice-Chairperson, who is a member of the Board of Commissioners, shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson and in case of the resignation or death of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson until such time as the Commissioners shall elect a new Chairperson.

Section 4. Secretary. The Secretary, who is a staff person, shall

- (a) be the Executive Director/President and CEO of the Consortium;
- (b) keep the records of the Consortium, act as Secretary at the meetings of the Consortium and record all votes, keep a record of the proceedings to be kept for such purpose, and perform all duties incident to that office;
- (c) sign such orders for the payment of money and disburse such money under the direction of the Board of Commissioners.
- (d) implement such procedures as are necessary to carry out and enforce Board policies and be charged with the day to day management of the Consortium and act in accordance with all applicable federal, state, and local laws;
- (e) have the care and custody of all funds of the Consortium and deposit the same in the name of the Consortium in such bank or banks as the Consortium may select; and

(f) keep regular books of accounts showing receipts and expenditures and render to the Board of Commissioners at each regular meeting (or more often if requested), an account of his/her transactions and also of the financial condition of the Consortium.

(g) perform all duties incident to the Executive Director's office.

The compensation of the Secretary shall be determined by the Board of Commissioners.

Section 5. Additional Personnel. The Consortium may through its Secretary employ such personnel as it deems necessary to exercise the power, duties, and functions prescribed by the Housing Authorities Law of the State of Texas and all other laws federal, state and local, applicable thereto. Selection and reasonable compensation of such personnel, including counsel and legal services, and discharge of such personnel where such is deemed necessary for the good of the Consortium shall be determined and made by the Secretary.

Section 6. Additional Duties. The officers of the Consortium shall perform such other duties and functions as may from time to time be required by the Consortium or the By-Laws and rules and regulations of the Consortium.

Section 7 Bonds. The Board of Commissioners by resolution, from time to time, shall designate a depository or banks for the funds of the Consortium and shall fix the amount of surety and fidelity bonds covering all employees of the Consortium.

Section 8. Election or Appointment. The Chairperson and Vice- Chairperson shall be elected at the annual meeting of the Consortium from among the Commissioners of the Consortium, and shall hold office for one year unless they are re-elected or until their successors are qualified and elected. In case of the absence or incapacity of both the Chairperson and Vice-Chairperson, the other Commissioners of the Consortium may elect an Acting Chairperson to serve during the period of absence or incapacity of the Chairperson and Vice- Chairperson.

Section 9. Vacancies. Should the offices of Chairperson and Vice- Chairperson become vacant, the Board of Commissioners shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Board of Commissioners shall appoint a successor.

ARTICLE III. MEETINGS

Section 1. Annual Meeting. The annual meeting of the Consortium shall be held during the month of December, with the day determined by the board, at 5:30 pm, at the regular meeting place of the Consortium.

Section 2. Regular Meetings. Regular meetings may be held, with public notice provided in conformance with the State of Texas Open Meetings Law, at such times and places as may from time to time be determined by resolution of the Board of Commissioners.

Section 3. Special Meetings. The Chairperson may, when he/she deems it expedient and upon the written request of two members of the Consortium, call a special meeting of the Consortium for the purpose of transacting any business designated in the call. Public notice shall be in accordance with the State of Texas Open Meetings Law.

Section 4. Quorum. At all meetings of the Consortium a majority of the Commissioners of the Consortium shall constitute a quorum for the purpose of transacting business.

Section 5. Order of Business. At the regular meetings of the Consortium the Secretary shall determine the order of business. All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Consortium.

Section 6. Manner of Voting. The voting on all questions coming before the Consortium shall be the "ayes" and "nays" shall be entered upon the minutes of such meeting.

ARTICLE IV. COMMITTEES

Section 1. Creation and Authority. The Board may by resolution designate and appoint one or more committees which, to the extent provided in said resolution, shall have and exercise such authority and perform such duties as may be assigned to the committees by the Board.

Section 2. Term of Office. Each member of a committee shall continue as such as determined by the Board in establishing the committee.

Section 3. Chairman. The Chairman of the Board shall designate one member of each committee to serve as chairman of the committee.

Section 4. Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section 5. Quorum. Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum

and the act of the majority of the committee members present at a meeting at which a quorum is present shall be the act of the committee.

ARTICLE IV. AMENDMENTS

Bylaws of the Consortium may be amended at any regular or special meeting by the vote of at least a majority of the Commissioners then qualified to act.



TEXOMA HOUSING PARTNERS

The Nation's First Affordable Housing Consortium



www.texomahousing.org

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ANNUAL REPORT

Message from Executive Director
Allison Reider



We proudly present our first annual report which gives you a guided tour of our history, shares with you who we are as a team, and shows you what can be accomplished when you work together toward common goals.

Texoma Housing Partners Consortium (THP) has seen substantial changes over the past year or so, most notably the transition to become a stand-alone organization. For over two decades Texoma Council of Governments (TCOG) administered the affordable housing program on behalf of THP through an administrative contract. TCOG provided the day to day administration and in 2000 created the nation's first affordable housing consortium while continuing to grow the program. With this growth came the opportunity to move away from an administrative contract and effective September 1, 2017, THP became their own organization.

Our Vision is quite simple: to be "In Constant Pursuit" pursuit of innovation with an emphasis on building new opportunities to enrich lives while creating real homes for our families.

I hope you enjoy reading about our organization and I invite you to visit us should you have any questions.

Allison Reider

Executive Director

“In Constant Pursuit”

- Mission -

By constantly pursuing and developing innovative strategies, THP will continue to be a proven expert in providing families quality rental housing and opportunities to enrich their lives.



TEXOMA HOUSING PARTNERS

The Nation's First Affordable Housing Consortium

“In Constant Pursuit”

We believe in order to pursue and successfully implement innovative strategies, we must first be of like mind.

We have defined our organizational values and will be grounded in them daily as we focus our collective energies toward a better tomorrow.

THP Employees and Board Members hold to the following Values:

Loyalty We are steadfast in our commitment to each other and the work we do every day. We reliably support one another and the decisions that are made as we pursue our goals.

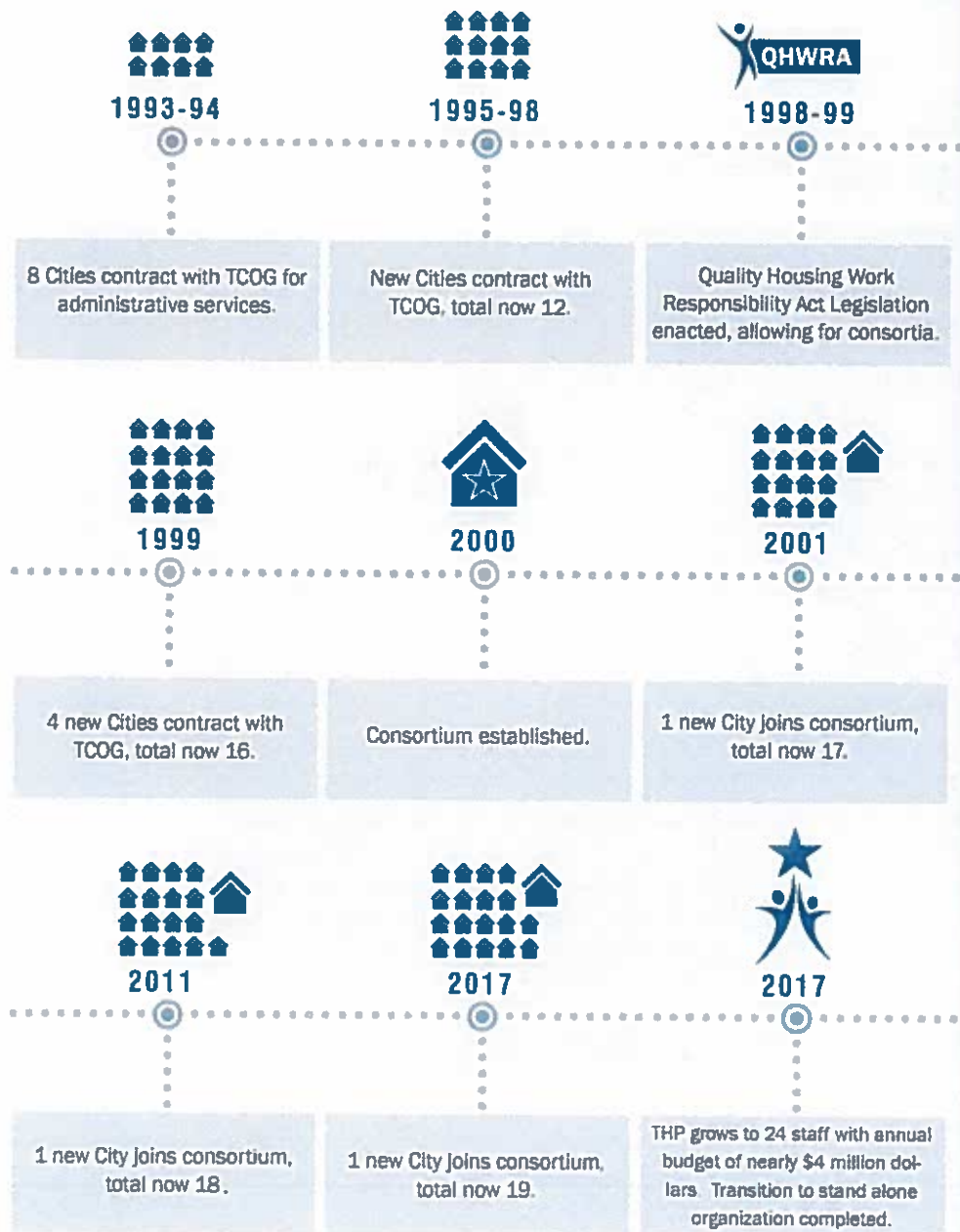
Respect We recognize each other as individuals with a variety of skills and abilities; we appreciate the value we all bring to the organization and embrace our diversity.

Integrity We are committed to making fair and equitable decisions in the best interest of our organization, our employees and our residents.

Dignity We understand we must first value ourselves before we can value others. We acknowledge everyone we meet has a right to be valued and respected and treated ethically.

Compassion We are motivated to go out of our way to help others; to meet them where they are with resolve to make things better.

Our HISTORY



Our CAMPUS's

The main office of THP is located in Bonham, Texas with a satellite office located in Howe, Texas.

In addition to these offices, THP operates a full-service Maintenance facility which houses all equipment and supplies. Additionally, THP offers social services at the Teach, Empower, Assist, Motivate (TEAM) Center where a variety of educational and social programs are provided to residents and the community at large.

Main Office - Bonham, Texas



Maintenance Facility



Satellite Office - Howe, Texas



TEAM Center Building



BOARD OF COMMISSIONERS

One representative from each city serves on the THP Board and provides oversight to the consortium with a Regional mindset. They concern themselves with the interest of the whole rather than the individual city they represent which ultimately benefits everyone.



President
Marty Burke
Celeste



Vice President
Frank Budra
Pottsboro



Secretary
Virgil Cornwell
Savoy



Beth Woodson
Bells



Lori Clayton
Bonham



Tracie Teal
Ector



Les Cooks
Farmersville



Cliff Gibbs
Gunter



Glenn Lee
Honey Grove

BOARD OF COMMISSIONERS



Jeff Stanley
Howe



Cecil Jones
Ladonia



Libby Schroeder
Leonard



Pam Glass
Princeton



Patti Kanegae
Tioga



Sherry Howard
Tom Bean



Joann Duncan
Trenton



Lane H. Jones
Van Alstyne



Allan West
Whitewright



Loretta Oliver
Windom

ADMINISTRATIVE STAFF

MEET OUR TEAMS

The THP administration is staffed by a team with over 100 years combined experience in the housing field. Professional and compassionate, this team provides daily oversight to all administrative and resident related activities.



Susan Ensley
Deputy Executive Director



Christina Phelps
HR/Payroll Manager



Susie Orman
Housing Manager



Doris Kirk
Housing Accounting
Specialist



Jan Knight
Housing Eligibility
Specialist



Lou Ann Taylor
Social Services
Coordinator



Melody Michaud
Housing Specialist



Kathy Steed
Housing Specialist

MEET OUR TEAMS

MAINTENANCE TEAM

The THP Maintenance is staffed by a team with over 100 years combined experience in all maintenance trades. This skilled and accomplished team provides preventative and on-going maintenance as well as turning units for occupancy and maintaining all landscape.



Mike Hayes
Maintenance Supervisor



Steve Idell
Lead Mechanic
Work Order



Weston Bush
Assistant
Maintenance Supervisor



John Smith
Lead Landscape



**Lonnie
Ashlock**
Mechanic



**Kevin
Adkins**
Landscape



**Michael
Burkhard**
Landscape



**Steve
Cammack**
Mechanic



**Kasey
Dickson**
Mechanic



**Shane
Hewitt**
Mechanic



**Larry
Jones**
Make Ready



**Jared
Lanford**
Mechanic



**David
Ryan**
Mechanic



**D.J.
Stewart**
Make Ready



**Scott
Strouse**
Mechanic

Our PROPERTIES

THP is responsible for maintaining over 27 million dollars of rental inventory including 520 units located across a four-county area. Our portfolio includes 19 Cities with affordable housing units; The Meadows, a 6 unit conventional property; Deer Run, 6 units of affordable housing and 4 standalone affordable units.



Bonham

Deer Run



Trenton



Leonard

IMPROVEMENTS, ADDITIONS, INNOVATIONS and ACCOMPLISHMENTS

During the first year of being a standalone organization THP successfully planned and accomplished the following administrative and maintenance improvements.

- Addition of Leonard Housing Authority into the Consortium;
- Conversion of the Leonard office into a rental unit;
- Conversion of a Howe unit into a satellite office;
- Bonham Police substation remodel;
- Fannin County Sherriff's substation established;
- Installation of new signage across all cities;
- Installation of new HVAC in all Leonard units
- Installation of new tub surrounds site 2 of Celeste;
- Fence replacement in Tioga;
- Installation of new windows across various sites in Windom, Whitewright, Farmersville and Honey Grove;
- Construction of new storage for administration building;
- Expansion of maintenance yard to include additional fencing and gravel;
- Completed Visioning workshop;
- Completed Strategic Planning;
- Updated Personnel Policy;
- Updated Occupancy Policy;
- Updated Lease;
- Completed 4409 work orders;
- Completed 114 make readies;
- Completed 114 new move-ins;
- Maintained 98% or higher occupancy;
- Achieved High Performer Status on Public Housing Assessment System (PHAS) Score



SOCIAL SERVICES ACTIVITIES

The Teach, Empower, Assist and Motivate (TEAM) Center gives public housing residents and the community access to a variety of social and educational programs such as tutoring for the GED test, ESL and adult literacy classes.

Some activities from last year include:

Backpacks provided to 217 children;

TEAM Center participates as a site for the Kool Kid lunch program serving over 200 children;

Windom Baptist Church sponsors VBS;

Resident Christmas luncheon with over 100 in attendance;

4-H Club provides Christmas day dinner to 26 THP residents;

GED Program provided in the TEAM Center computer lab with over 30 participants

Community wide recycling event sponsored by the Literacy Council with all proceeds going to the GED program;

Food Pantry established;

Halloween Carnival



FUTURE IMPROVEMENTS

Living our vision means never being satisfied, it means we are in a continual mode of moving forward with thoughtful innovation and a commitment to improvement.

Some of our future improvement plans include:

New window installation across all cities;

New parking in Celeste and Howe;

Remodel Howe unit into a Community Room;

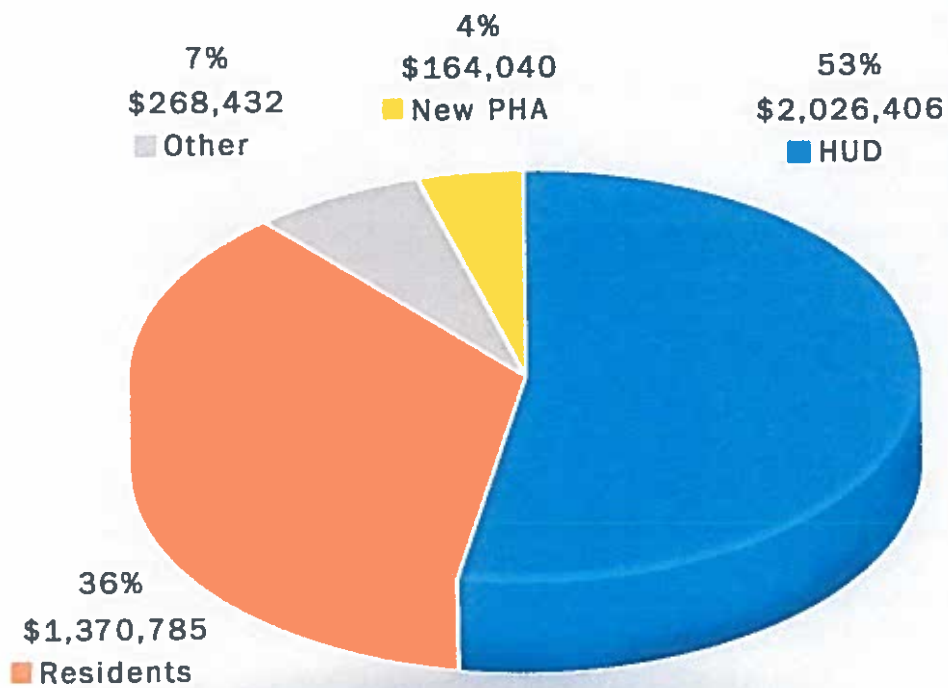
Exterior Paint in Bonham;

Exterior Paint in Honey Grove.



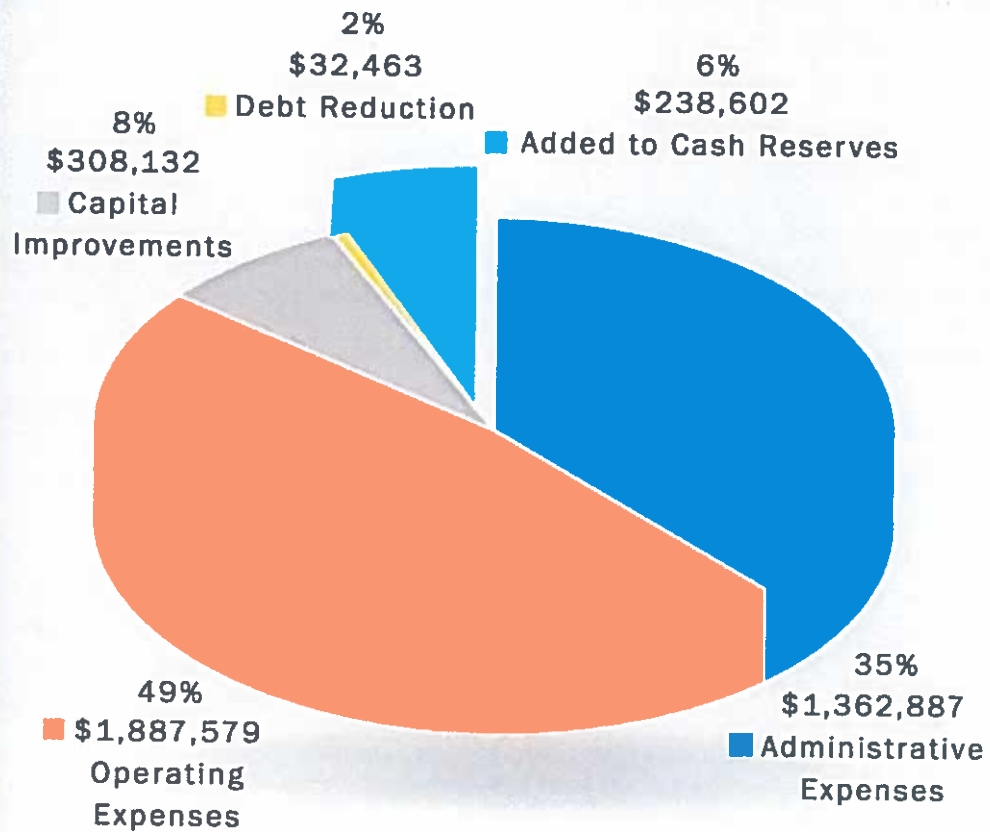
**FISCAL YEAR END
3/31/2018**

**TOTAL INCOME
\$3,829,663**



**FISCAL YEAR END
3/31/2018**

**TOTAL EXPENSES
\$3,829,663**





Mission Statement

By constantly pursuing and developing innovative strategies, THP will continue to be a proven expert in providing families quality rental housing and opportunities to enrich their lives.

Administrative Office
810 West 16th Street
Bonham, Texas 75418
903-583-3336

V. Public Hearing

Agenda Section	Public Hearing
Section Number	V.A
Subject	Consider, discuss and act on all matters incident and related to holding a public hearing regarding proposed amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

VI. Reading of Ordinances

Agenda Section	Reading of Ordinances
Section Number	0
Subject	Consider, discuss and act on all matters incident and related to approving amendments to the Project Plan and Finance Plan of the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Ordinance #O-2019-0108-001 pertaining thereto.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Ordinance #O-2019-0108-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE # O-2019-0108-001**

AN ORDINANCE approving an amendment to the project plan and reinvestment zone financing plan for Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, and resolving other matters incident and relating thereto, and providing an effective date.

WHEREAS, pursuant to the provisions of the Tax Code, Chapter 311, as amended (the "Act"), and pursuant to an ordinance adopted on December 19, 2011, by the City Council (the "Council") of the City of Farmersville, Texas (the "City"), the City created a reinvestment zone known as Tax Increment Financing Reinvestment Zone Number One, City of Farmersville (the "Zone"); and

WHEREAS, on the Board of Directors of the Zone (the "Board") prepared and adopted a project plan (the "Project Plan") and a reinvestment zone financing plan (the "Finance Plan" and, together with the Project Plan, the "Plans") for the Zone in accordance with Section 311.011(a) of the Act and submitted such Plans to the Council for approval; and

WHEREAS, the Board has prepared and adopted an amendment to the Project Plan and an amendment to the Finance Plan (jointly, the "Amendments") for the Zone in accordance with Section 311.011(e) of the Act, which Amendments expand the scope of the street and roadway projects and water improvements to be undertaken in the Zone and increase the total estimated costs thereof, and the Board has submitted such Amendments to the Council for approval; and

WHEREAS, on the date hereof, the Council held a public hearing regarding the Amendments and the increase in the total estimated costs and its benefits to the City and to property in the Zone and afforded a reasonable opportunity for all interested persons to speak for or against the Amendments; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City on December 13, 2018, which date was more than seven (7) days prior to the date of that hearing; and

WHEREAS, the Council hereby finds and determines that the Amendments for the Zone should be approved; now, therefore,

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

SECTION 1: The Amendments prepared and adopted by the Board to expand the scope of the street and roadway projects to be undertaken in the Zone and increase the total estimated costs thereof by \$1,740,000 and to expand the scope of the water improvements to be undertaken in the Zone and increase the total estimated costs thereof by \$198,000, are hereby approved in all respects and the Mayor and City Secretary are hereby authorized and directed to executed the Amendments for and on behalf of the City and as the act and need of this Council.

SECTION 2: If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application

thereof to other circumstances shall nevertheless be valid, and the Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 3: The findings and determinations of the Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 4: It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage on the date shown below and it is so ordained.

[Remainder of page left blank intentionally]

PASSED AND ADOPTED, this January 8, 2019.

CITY OF FARMERSVILLE, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

Agenda Section	Reading of Ordinances
Section Number	VI.B
Subject	Consider, discuss and act upon the second reading of Ordinance #O-2018-1211-002 regarding changing the north south direction of Bob Tedford Drive to Harvard Boulevard.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Ordinance #O-2018-1211-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE # O-2018 -1211-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CHANGING THE NAME OF BOB TEDFORD DRIVE TO HARVARD BOULEVARD AS SHOWN ON EXHIBIT "A"; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Developer of the Camden Park Subdivision has, through the plat thereof, named the roadway section extending north from the location where Bob Tedford Drive changes from a north-south roadway to an east-west roadway along the frontage of the Camden Park Subdivision to the northern boundary of such subdivision Harvard Boulevard to tie in with its street naming theme; and

WHEREAS, Bob Tedford Drive extends in a northerly direction from U.S. Highway 380 a distance of approximately seven hundred fifteen feet (715') more or less and then curves to become an east-west roadway that terminates at County Road 611; and

WHEREAS, City Staff has requested that the name of the north-south segment of Bob Tedford Drive be changed to Harvard Boulevard to avoid confusion for the motoring public and emergency services personnel attempting to locate Harvard Boulevard; and

WHEREAS, the City Council of the City of Farmersville, Texas has deemed it appropriate to change the name of the north-south segment of Bob Tedford Drive to Harvard Boulevard; and

WHEREAS, the City Council of the City of Farmersville, Texas has determined it is in the best interest of the citizens and emergency responders to change the name of the north-south segment of Bob Tedford Drive to avoid confusion.

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

SECTION 1. 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. The name of the north-south segment of Bob Tedford Drive extending in a northerly direction a distance of approximately seven hundred fifteen feet (715') more or less from U.S. Highway 380 to the point at which Bob Tedford Drive becomes an east-west roadway shall be changed to Harvard Boulevard as shown on Exhibit "A" attached hereto.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be void or unconstitutional, the same

shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4. All ordinances of the City of Farmersville, Collin County, Texas, in conflict with the provisions of this ordinance be, and the same are hereby repealed; provided however, that all other provisions of said ordinances not in conflict with provisions of this ordinance shall remain in full force and effect.

SECTION 5. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

PASSED on first reading on the 11th day of December, 2018, and second reading on the ____ day of _____, 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** _____, 20____.

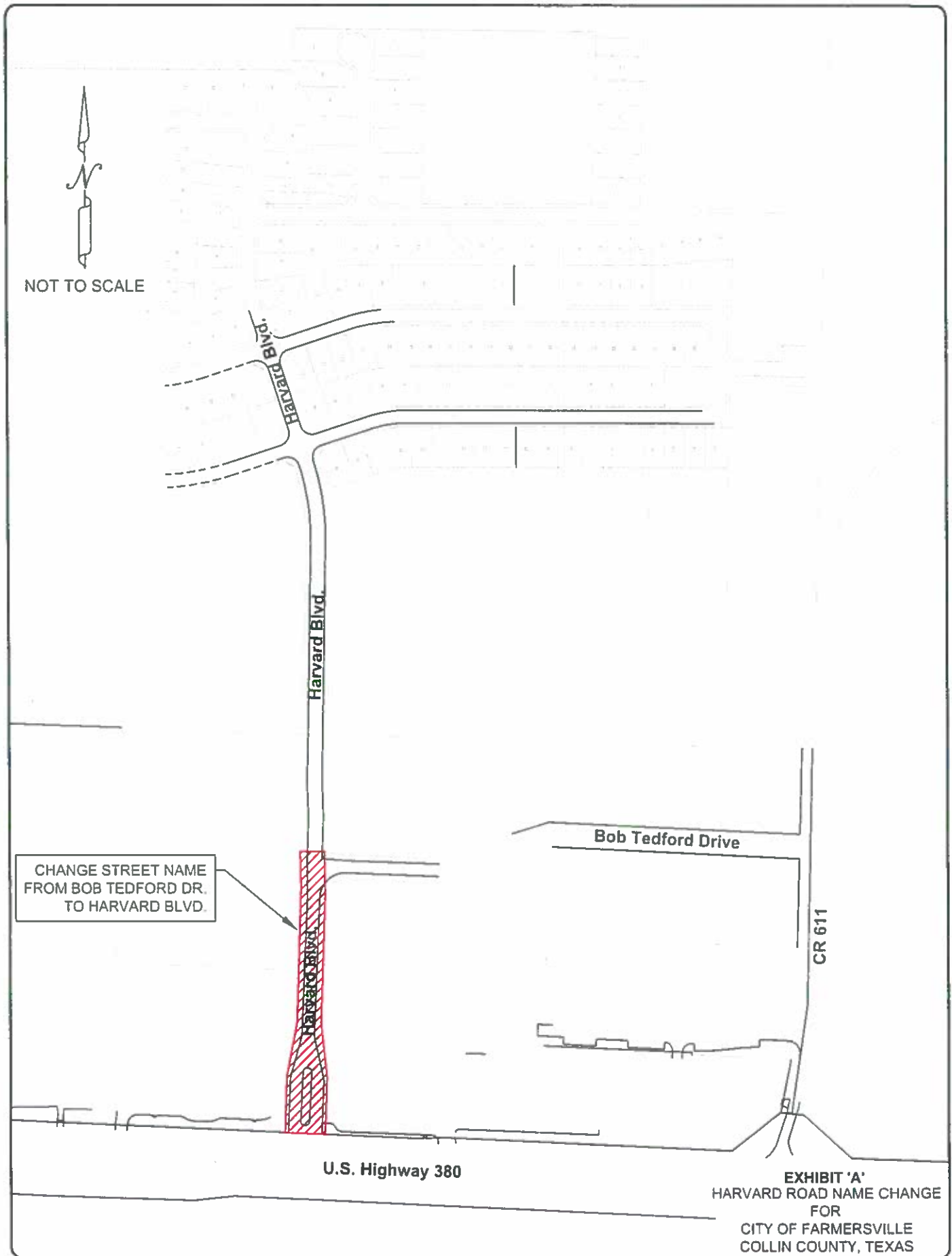
APPROVED:

BY: Jack Randall Rice
Jack Randall Rice
Mayor

ATTEST:

Sandra Green
City Secretary

EXHIBIT A



VII. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VII.A
Subject	Consider, discuss and act on all matters incident and related to approving and authorizing the execution of a Project Contract with the Tax Increment Financing Reinvestment Zone Number One, City of Farmersville, including the adoption of Resolution #R-2019-0108-001 pertaining thereto.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Resolution #R-2019-0108-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2019-0108-001**

A RESOLUTION approving and authorizing the execution of a Project Contract
with the Board of Directors of the Tax Increment Financing Reinvestment
Zone Number One City of Farmersville, Texas.

WHEREAS, the City Council of the City of Farmersville, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, resurfacing and improving various streets, roads, overpasses, and thoroughfares, including drainage, landscaping, curbs, gutters, sidewalks, entryways, signage, lighting and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor (collectively, the "Project"); and

WHEREAS, the Board of Directors of the Tax Increment Financing Reinvestment Zone Number One City of Farmersville, Texas (the "TIRZ") has agreed to pay the costs of such Project by remitting to the City from the receipts from the tax increment zone revenues received by the TIRZ an amount sufficient to pay the principal of and interest on such Certificates; and

WHEREAS, a Project Contract by and between the TIRZ and the City (substantially in the form and content attached hereto as Exhibit A) has been submitted to the City Council for approval and execution; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS: The Project Contract by and between the TIRZ and the City (substantially in the form and content of Exhibit A attached hereto and incorporated herein by reference as a part hereof for all purposes) is hereby approved, and the Mayor or Mayor Pro Tem and City Secretary are hereby authorized and directed to execute such Project Contract for and on behalf of the City and as the act and deed of this Council.

PASSED AND ADOPTED, this January 8, 2019.

CITY OF FARMERSVILLE, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A
PROJECT CONTRACT

PROJECT CONTRACT

THIS PROJECT CONTRACT ("Contract") executed by and between the City of Farmersville, Texas (the "City"), a municipality created, existing and organized under the laws of the State of Texas and the Board of Directors of the Tax Increment Financing Reinvestment Zone No. 1, City of Farmersville, Texas (the "Board").

WITNESSETH

WHEREAS, pursuant to the provisions of the Tax Code, Chapter 311, as amended (the "Act"), and pursuant to an ordinance adopted on December 19, 2011 by the City Council (the "Council") of the City of Farmersville, Texas (the "City"), the City created a reinvestment zone known as Tax Increment Financing Reinvestment Zone Number One, City of Farmersville (the "Zone"); and

WHEREAS, the Board and the City previously approved and adopted a project plan (the "Project Plan") and finance plan (the "Finance Plan") for the Zone, including amendments to the Project Plan and Finance Plan approved by the Board and scheduled to be approved by the City on January 8, 2019, to expand the scope of the street and roadway projects and water improvements to be undertaken in the Zone; and

NOW, THEREFORE, in consideration of the covenants and agreements herein made, and subject to the conditions herein set forth, the City and the Board agree as follows:

Section 1. DEFINITIONS AND INCORPORATION OF PREAMBLES. The terms and expressions used in this Contract, unless the context shows clearly otherwise, shall have meanings set forth herein, including terms defined in the preambles hereto, which preambles are incorporated herein and made a part hereof for all purposes.

Section 2. FINANCING OF PROJECT. The parties agree and understand the costs of the construction of public works, to wit: constructing, resurfacing and improving various streets, roads, overpasses, and thoroughfares, including drainage, landscaping, curbs, gutters, sidewalks, entryways, signage, lighting and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor (the "Project"), including all construction costs, equipment costs and improvements contemplated, are to be paid from the proceeds received from the sale of certificates of obligation authorized to be issued and sold by the City in the principal amount of \$1,755,000 ("Obligations") on the 11th day of December, 2018.

Section 3. OBLIGATION OF THE BOARD. The Board agrees to pay to the City the principal of and interest on the Obligations as the same shall become due and payable. A debt retirement schedule for such Obligations is shown in Section 9. On or about 45 days prior to the next succeeding payment date for the Obligations, the City will notify the Board of the amount due from the Board on such payment date, taking into account any funds which the City has allocated to the payment of such debt retirement, including any funds from payments received in connection with the development of the Project. Upon being furnished with such notice, the Board agrees to pay to the City on or before the 30th day preceding such payment date, the amount so indicated in the schedule of payments as shown in Section 9. The Board further agrees the payments due hereunder to the City for the payment of the debt service on the Obligations will be incorporated and included in the Board's annual budget, as adopted or amended, and the City shall be entitled to a claim on and right to the amounts budgeted each year for the payment of the debt service requirements on the Obligations.

Section 4. CONSTRUCTION CONTRACTS. The City shall be solely responsible for the construction and maintenance of the Project and the payment of the Obligations, and the Board shall have no liability with respect to the construction, operation or maintenance of the

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Project or the Obligations other than to make the payments to the City herein contemplated from the Board's TIF revenues.

Section 5. PROJECT OWNERSHIP, OPERATION AND MAINTENANCE. The City shall own the Project and have sole responsibility for its operation and maintenance.

Section 6. FORCE MAJEURE. If, by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Contract, then such party shall give notice and full particulars of such Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and any such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term Force Majeure, as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty.

Section 7. REGULATORY BODIES. This Contract shall be subject to all valid rules, regulations, and laws applicable thereto passed or promulgated by the United States of America, the State of Texas, or any governmental body or agency having lawful jurisdiction or any authorized representative or agency of any of them.

Section 8. TERM OF CONTRACT. That the term of this Contract shall be for the period during which the Obligations are Outstanding.

Section 9. SCHEDULE OF PAYMENTS.

Period Ending	Principal	Coupon	Interest	Debt Service	Debt Service
08/15/2019	85,000	4.000%	37,143.75	122,143.75	
09/30/2019					122,143.75
02/15/2020			30,137.50	30,137.50	
08/15/2020	60,000	4.000%	30,137.50	90,137.50	
09/30/2020					120,275.00
02/15/2021			28,937.50	28,937.50	
08/15/2021	65,000	4.000%	28,937.50	93,937.50	
09/30/2021					122,875.00
02/15/2022			27,637.50	27,637.50	
08/15/2022	65,000	4.000%	27,637.50	92,637.50	
09/30/2022					120,275.00
02/15/2023			26,337.50	26,337.50	
08/15/2023	70,000	4.000%	26,337.50	96,337.50	
09/30/2023					122,675.00
02/15/2024			24,937.50	24,937.50	
08/15/2024	70,000	4.000%	24,937.50	94,937.50	
09/30/2024					119,875.00
02/15/2025			23,537.50	23,537.50	
08/15/2025	75,000	4.000%	23,537.50	98,537.50	
09/30/2025					122,075.00
02/15/2026			22,037.50	22,037.50	
08/15/2026	80,000	4.000%	22,037.50	102,037.50	
09/30/2026					124,075.00
02/15/2027			20,437.50	20,437.50	
08/15/2027	80,000	4.000%	20,437.50	100,437.50	
09/30/2027					120,875.00
02/15/2028			18,837.50	18,837.50	
08/15/2028	85,000	4.000%	18,837.50	103,837.50	
09/30/2028					122,675.00
02/15/2029			17,137.50	17,137.50	
08/15/2029	90,000	3.000%	17,137.50	107,137.50	
09/30/2029					124,275.00
02/15/2030			15,787.50	15,787.50	
08/15/2030	90,000	3.000%	15,787.50	105,787.50	
09/30/2030					121,575.00
02/15/2031			14,437.50	14,437.50	
08/15/2031	95,000	3.125%	14,437.50	109,437.50	
09/30/2031					123,875.00
02/15/2032			12,953.13	12,953.13	
08/15/2032	95,000	3.250%	12,953.13	107,953.13	
09/30/2032					120,906.26
02/15/2033			11,409.38	11,409.38	
08/15/2033	100,000	3.250%	11,409.38	111,409.38	
09/30/2033					122,818.76
02/15/2034			9,784.38	9,784.38	
08/15/2034	100,000	3.375%	9,784.38	109,784.38	
09/30/2034					119,568.76
02/15/2035			8,096.88	8,096.88	
08/15/2035	105,000	3.500%	8,096.88	113,096.88	
09/30/2035					121,193.76
02/15/2036			6,259.38	6,259.38	
08/15/2036	110,000	3.500%	6,259.38	116,259.38	
09/30/2036					122,518.76
02/15/2037			4,334.38	4,334.38	
08/15/2037	115,000	3.625%	4,334.38	119,334.38	
09/30/2037					123,668.76
02/15/2038			2,250.00	2,250.00	
08/15/2038	120,000	3.750%	2,250.00	122,250.00	
09/30/2038					124,500.00
	1,755,000		687,718.81	2,442,718.81	2,442,718.81

IN WITNESS WHEREOF, the Board and the City, acting under authority of their respective governing bodies have caused this Contract to be duly executed in several counterparts, each of which shall constitute an original, all as of the 8th day of January, 2019, which is the date of this Contract.

TAX INCREMENT FINANCING
REINVESTMENT ZONE NUMBER ONE
CITY OF FARMERSVILLE, TEXAS

CITY OF FARMERSVILLE, TEXAS

By: _____
President

By: _____
Mayor

ATTEST:

ATTEST:

By: _____
Assistant to the City Manager

By: _____
City Secretary

Agenda Section	Regular Agenda
Section Number	VII.B
Subject	Presentations regarding last year's accomplishments and this year's goals and budgets.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • Miranda Martin from City Amenities Board to present • Dr. Mike Goldstein for the FCDC to present • Doris Cooks from Main Street Board to present • Ben White to present • City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

City of Farmersville 2017/2018 Accomplishments and 2018/2019 Goals

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
Economic Development Corporation (4A)	<ul style="list-style-type: none"> Continue supporting development of Collin College east campus Attended Kansas City Southern Railroad Strategic Partners Workshop Joined TX-21 consortium Completed three industrial proposal packages as candidates where identified Completed rewrite of Subdivision Ordinance and Zoning Ordinance Funded TBD facade grants 	<ul style="list-style-type: none"> Continue supporting development of Collin College east campus Complete industrial proposal packages as candidates are identified Establish regional EDC association Complete rewrite of Land Use Map and Thoroughfare Map Fund facade grants as they are identified
Community Development Corporation (4B)	<ul style="list-style-type: none"> Fund or help fund the following projects/activities: <ul style="list-style-type: none"> Park land purchase, paid \$34K in advance Farmersville Clean-Up Day New City Park playground equipment Annual fireworks Downtown speaker system Downtown Christmas decorations Continued funding Main Street program Chamber Banquet sponsorship Farmersville Heritage Museum contribution Supported Updating/modernizing zoning ordinance and subdivision ordinance Supported Comprehensive Plan 5 year update Concept plan/plat/replat support Supported preservation ordinance development Continue property review as required 	<p>Fund or help fund the following projects/activities:</p> <ul style="list-style-type: none"> Rambler Park Playground Equipment Park land purchase Farmersville Clean-Up Day Annual fireworks Downtown Christmas decorations Continue funding Main Street program Chamber Banquet sponsorship J.W. Spain matching grant project Farmersville Heritage Museum contribution Finalize zoning ordinance and subdivision ordinance Support Comprehensive Plan 5 year update Concept plan/plat/replat support Finalize preservation ordinance
Planning and Zoning		
Building and Property Standards		<ul style="list-style-type: none"> Continue property review as required
Centennial Committee	<ul style="list-style-type: none"> Managed Old Time Saturday Events Complete construction of: <ul style="list-style-type: none"> Senior Citizens Center parking lot concrete and lighting Library foundation and flooring renovations Library crawl space ventilation 	<ul style="list-style-type: none"> Manage Old Time Saturday event Title Support for Audie Murphy Day Farmersville ISD Scholarships – Education Foundation Library ADA Ramp New Flooring in Civic Center New Ceiling Tile in Civic Center New Paint in Civic Center Kitchen Renovations in Civic Center

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
TIRZ Board	<ul style="list-style-type: none"> • Completed funding railroad bore permit for Reliable Concrete • Supplied funding for Farmersville Parkway and Collin Parkway in support of the Collin College development 	<ul style="list-style-type: none"> • Fund Reliable Concrete waterline construction • Fund Farmersville Parkway and Collin Parkway construction • Continue to fund projects on an as-needed basis
City Amenities Board	<ul style="list-style-type: none"> • Researched park equipment and made recommendations for upgrades • Upgraded park equipment in City Park <ul style="list-style-type: none"> ◦ Serpent Pod Climber ◦ 3-Panel Cyclone • Music in the Park • Installed picnic table upgrades at J.W. Spain • Completed installation of Caddo Park water line • Installed National Historic Commercial District plaque and obtained 2 more • Audie Murphy Day 2018 • Farmers and Fleas • Help develop and promote downtown businesses <ul style="list-style-type: none"> ◦ Façade grant program: 1 business • Supported preservation ordinance development 	<ul style="list-style-type: none"> • Complete partial construction of J.W. Spain matching grant project • Music in the Park • New playground equipment in Rambler Park
Main Street		<ul style="list-style-type: none"> • Audie Murphy Day 2019 • Farmers and Fleas • Architectural assistance through Main Street Program • Christmas Events 2019 • Assist with development of Farmersville Heritage Museum • Help develop and promote downtown businesses • Wayfinding sign project

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
General and Administration	<ul style="list-style-type: none"> • Approved the Camden Park subdivision • For the known past, set new home permit records for Farmersville: 91 new homes • Approved the Palladium Farmersville apartment development • Received grant for South Rike Street rehabilitation. Project value \$246K. • Installed major new components of the City's software toolset to improve efficiency, process, and data reliability <ul style="list-style-type: none"> ○ Incode Permits and Plats ○ Incode Tyler Content Management (TCM) ○ Incode Disaster Recovery ○ OpenGOV ○ FLOWatch • Moved Audrey Rubadue from Library staff to administrative staff to support increasing general administrative workload • Completed two years of City Secretary certification courses • Completed rewrite of major city documents <ul style="list-style-type: none"> ○ Comprehensive Zoning Ordinance ○ Subdivision Ordinance • Completed Comprehensive Plan data document 	<ul style="list-style-type: none"> • Implement city-wide Capital Improvement Plan • Continue City Secretary certification training • Approve major city documents <ul style="list-style-type: none"> ○ Comprehensive Plan ○ Thoroughfare Plan ○ Land Use Plan • Update Financial Policy

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
Public Works	<ul style="list-style-type: none"> • Began design and construction of Texas Water Development Board (TWDB) wastewater projects: <ul style="list-style-type: none"> ◦ Began design of new wastewater treatment plant design ◦ Began construction of updates to existing wastewater treatment plants number 1 and 2 ◦ Completed construction of the new US380 west side lift station serving Camden Park. Including force main and gravity main ◦ Began construction of the new US380 east side lift station by AFI ◦ Began construction of new wastewater lines by Home Grown Plants and Murphy's Crossing • Completed deployment of the Farmersville Electric AMI system • Reconfigured utilities and drainage behind the Candy Kitchen • Installed ADA compliant sidewalk feature in downtown area • Installed parking lot lighting and concrete for Senior Citizens Center • Developed utility plan for Collin College • Continued improving electrical system reliability enhancements: <ul style="list-style-type: none"> ◦ Replacement of open wire secondary ◦ LED street lighting • Completed installation of bullet resistant glass in the customer service foyer • Supported board and committee goals • Major reconstruction of waterline on: <ul style="list-style-type: none"> ◦ Candy Kitchen ◦ Main Street railroad crossing ◦ Farmersville Parkway at SH 78 • Completed installation of Caddo Park water line • Received new jetting machine • Supported Clean-Up day and other special events 	<ul style="list-style-type: none"> • Complete design and construction of the following TWDB funded projects: <ul style="list-style-type: none"> ◦ New wastewater treatment plant design ◦ New collector line design ◦ Collector line easement acquisition ◦ Complete construction of existing wastewater treatment plant number 1 and 2 ◦ Complete construction of the new US380 east side lift station by AFI ◦ Complete construction of new wastewater lines by Home Grown Plants, Murphy's Crossing, and supporting Palladium Farmersville • Complete construction of Farmersville Parkway and Collin Parkway • Complete the following General Obligation projects <ul style="list-style-type: none"> ◦ Hamilton Street reconstruction ◦ Street sign installation • Complete Farmersville Water AMI system • Silent RR crossing • Support board and committee goals • Continue wastewater line infiltration improvement projects • New water line for Reliable Concrete • Support Clean-Up day and other special events • Perform electrical system upgrades to support Collin College • Continue electrical distribution system reliability improvements

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
Police Department	<ul style="list-style-type: none"> • Prepared for new county radio system deployment (June 2018). CCSO has pushed this date to 2019 • Graduated Citizen on Patrol Volunteers from field training to patrol services. • Added 2 vehicles to fleet (1) Patrol Tahoe and (1) Ford Taurus CID vehicle • Secured \$88,000 NIBERS grant for new records management and reporting system. Department is currently in deployment stage. • Acquired PMAM training tracking system to fulfill TPCA Best Practices program and compliance. • Awarded Innovation Award from TPCA program for mail package drop-off program. • Implemented 5 year step pay program 	<ul style="list-style-type: none"> • Go live with new county radio system • Complete fourth graduating class of the Citizens Police Academy • One patrol position short currently. Need to refill position
Fire Department	<ul style="list-style-type: none"> • Awarded grant from Texas Forestry Service for 5 sets of PPE (bunker gear) • Passed our Annual SCBA Apparatus Certification tests • Passed our Annual Pump Certification tests • Passed our Annual Ladder Certification tests • Awarded FEMA grant for purchase of 25 P-25 portable radios and 9 apparatus radios • Instituted an in-house Emergency Medical Technician Course and graduated 5 students • Instituted a \$300 clothing allowance for each volunteer 	<ul style="list-style-type: none"> • System-wide fire hydrant testing • Hire additional Fire/EMT personnel • Pass Annual Pump Certification tests • Pass Annual Ladder Certification tests • Pass Annual SCBA Apparatus tests
Library	<ul style="list-style-type: none"> • Collaborate with Museum Board concerning historical items. • Received Tocker Grant continuing e-book program • Continued seeking grants to improve the library and its collections. • Received annual State Library Accreditation for FY19 • Completed foundation and floor renovations with the assistance of the Centennial Committee • Completed construction on drawer storage system for library videos behind the circulation desk. 	<ul style="list-style-type: none"> • Collaborate with Museum Board concerning historical items • Continue seeking grants to improve the library and its collections • Maintain annual State Library Accreditation • Start digitizing old historical photo collection

Entity	2017/2018 Accomplishments	2018/2019 Project Goals
Municipal Court	<ul style="list-style-type: none"> • Adopted policies to streamline new state law requirements in dealing with defendants who fail to appear and indigent defendants • Restructured appearance dates • Established a Court Security Committee and started implementing a security policy • Bailiff received State certification in court security • Cross-trained new staff member in court procedures • Implemented Electronic Ticket Writing process with hardware and software 	<ul style="list-style-type: none"> • Continue implementing City Marshal office position • Training: Court Security Specialist
Information Technology	<ul style="list-style-type: none"> • Vastly improved overall back-up systems to strengthen disaster recovery abilities • Installed RF link between City Hall and the Public Works Service Center • Installed Incode modules for: Permitting, Content Management, mobile ticket writers 	<ul style="list-style-type: none"> • Implement redundant storage to improve data reliability and minimize down time • Install new large format scanner • Provide support to deploy new software systems/tools: OpenGOV, FLOWatch

Agenda Section	Regular Agenda
Section Number	VII.C
Subject	Consider, discuss and act regarding contract for FLOWatch utility software.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	FLOWatch Agreement
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



Cloud Enabled Operational Data Management System (ODMS)

City of Farmersville
12/17/2018

Project

City of Farmersville – Operational Data
Management Platform

FLOWatch 3.0 Implementation

Professional Support (TraCnTrol/FLOWatch)

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I. Summary

City of Farmersville (Farmersville) provides water services to approximately 3,500 population. Farmersville is seeking an enterprise platform to manage all of its data, and migrate away from paper and spread-sheet based practices. Farmersville requested information to consider FLOWatch Operational Data Management System (ODMS) 3.0 unified web platform to manage its operational data, and produce compliance and management reports for all its systems.

FLOWatch 3.0 is used to manage data such as flows, energy, water quality, maintenance, asset tracking, financials, compliance information, score card metrics and other business analytics for the utility plant manager managing one or more plant systems for both drinking water and wastewater treatment. FLOWatch 3.0 is a cloud-based service that is licensed on a Software-as-a-Service (SaaS) model where Farmersville would pay a recurring fee to store and manage information, produce reports and access critical analytics to insure plant systems are operated in an optimal manner.

The benefits of adopting the FLOWatch data management strategy include:

- 1) Eliminating the high initiation and operational costs associated with managing a stand-alone data management infrastructure and technology in-house,
- 2) Ability to access utility information from any location via multiple device technologies, and
- 3) Increased efficiencies in utility oversight tasks related to:

- a) Operational performance,*
- b) Regulatory reporting*
- c) Management criteria*
- d) Asset management, and*
- e) Audit tracking.*

This document provides a brief outline of the following:

- Introduction to FLOWatch 3.0 platform
- Benefits and Case Studies
- Proposed Cost of Subscription and Customization

II. Introduction

FLOWatch 3.0 was created to address several gaps that currently exist in water utility industry related to the collection and management of voluminous operational information. This includes fragmentation of data and operational practices, dependence on paper-based and spread sheet-based data storage, limited data communication capability, and lack of timely availability of information, all of which prevent an effective decision desk for utility operators and managers. The FLOWatch software platform uses a build-as-you-go "Lego" approach for setup, configuration and use. Designed with input from water plant operators to address usability challenges that exist in the field, it has been adopted in a wide range of water utilities because of its simplicity and ease of use. The software licensing model, which is based on a recurring license fee to host and manage the operational information, reduces or eliminates the need for expensive setup and the high infrastructure cost to maintain computer hardware, systems and software.

The platform contains the following modules, all of which are available to the plant manager and operator as part of a single offering:

- A) Plant Configuration and Operation Module
- B) Comment Log Workbook
- C) Asset Management Module
- D) Notifications and Workflow Module
- E) Configurable Dashboard Module
- F) Documents and Links Module
- G) Formula and Calculation Engine
- H) Preventive Maintenance Module
- I) Budget and Financial Management Module
- J) Customized Compliance Reports
- K) Customized PDF Forms Module
- L) Administration Module

These modules allow the platform to operate as a single system of record for the utility's functions. The platform is compatible on all commercially available browsers, and is form-factor friendly on all computing devices (Desktop, Laptop, Tablet and Mobile). This provides an additional financial benefit for the plant manager interested in utilizing inexpensive tablet computing devices for data capture in the field.

At Farmersville, treatment plant operational data has been historically stored on paper. This data is compiled manually and reviewed by the plant manager before submission to regulatory oversight. The manual data is not easily available for detailed analysis, trending and optimization. For Farmersville, transitioning to a digital system of record will overcome time and effort in procuring operational and maintenance information. Pre-compiled compliance and production report templates with built-in calculations will greatly reduce the risk associated of human error plus add exceptional speed and efficiency that frees staff time for other needed functions.

Note:

- 1) Implementation of the FLOWatch platform allows Farmersville to capture and preserve the institutional knowledge and procedures of its management's and staff's best practices and***
- 2) Increasing regulatory and operational complexities will undoubtedly force most water utilities to obtain and utilize a full-spectrum data management system in the near future. Farmersville's proactivity allows it to begin harvesting the efficiencies now rather than later.***

III. FLOWatch 3.0 Benefits for Farmersville

The main benefits associated with adopting the platform are listed below, and are mainly classified under: operational efficiency savings, recurring labor/overhead savings, regulatory and compliance reporting and pro-active remediation in case of significant incidents, executive dashboard visibility, and adopting a platform that is sustainable, low cost and does not require major capital expenditure on technology infrastructure.

1. **Operational Knowledge Repository:** FLOWatch 3.0 will serve as the single system of record for all operational data collection for Farmersville. Farmersville users will be able to generate ad-hoc trending, calculate efficiencies, track operational changes, and undertake steps to improve each process, pump station, chemical station, energy devices and all other assets. The platform with its configurable workflow capability will become the central knowledge repository and will allow new operators gain competence quickly toward performance of daily and intermittent tasks. Utilities that manage both water and wastewater systems are expected to develop and retain several operational documents such as Nitrification action plan, Disinfection by-products compliance, flushing and backflow devices monitoring, breaks and repairs management, and lift station management. The platform will be used to store and replace all such documents and O&M manuals stored in paper form or scattered electronic repositories.
2. **Recurring Labor/Overhead Savings.** Farmersville users will significantly reduce labor for collecting data, compiling results, performing quality control work, and reporting the information to management and regulatory oversight. The platform will be setup with validation rules, which will minimize or eliminate human error during data collection. Supervisors will also be able to perform oversight work without requiring an on-site physical presence, and pull data independently for 3rd party analysis. Because of the platform's form-factor compatibility, the data can be pulled on a variety of devices including mobile phones, hand-held devices, tablets, all-in-ones, mini-laptops, tough books and desktop workstations. For the plant manager and operators, data management will not be dependent on procuring expensive workstations, and will become a seamless part of their daily activity.
3. **Plant Regulatory and Compliance Reporting.** FLOWatch Technical team can quickly develop compliance reports, and will make them immediately available to Farmersville when the trial implementation is underway. The operators will not be required to spend any significant additional time compiling, tabulating and cross-checking the operational data and will be able to submit the reports for supervisory approval and submission in a matter of minutes. State regulatory agencies are evolving to e-Reporting and it will inevitably become a mandate in the State of Texas. When that occurs, Farmersville will already be prepared to provide the same reports in electronic format. Farmersville can become a leader and "path finder" for utilities in Texas by providing the roadmap process as it relates to efficient compliance

reporting and could publish the information in journals and present at conferences.

4. **Executive Dashboard Visibility.** As the implementation and usage matures, FLOWatch technical team will work with the managerial staff to develop customized dashboards and score cards that reveal key performance indicators and provide benchmarking capability. Performance metrics are a useful method to evaluate and improve plant performance and allows the plant manager to be pro-active rather than reactive. These business analytics will allow cumulative and cross-functional metrics.
5. **Software-as-a-Service.** FLOWatch 3.0 will be licensed in a service model, where FLOWatch Helpdesk and Technical teams will be providing technical assistance, advisory and guidelines to Farmersville. The platform will not require any deployments on end user machines, and only requires a freely available commercial browser (Internet Explorer, Google Chrome, Firefox or Safari) on the end-user device. Additionally, the platform does not require expensive hardware (servers, routers, switches and other network devices to be procured and maintained by Farmersville Information and Technology (IT) staff. It does not require Farmersville to hire technology staff such as data and system administrators, web masters and software coders on a full-time or on call basis.
6. **Speed to Go-Live.** FLOWatch 3.0 SaaS approach will allow Farmersville to commence onboarding plant configuration data without any on-site deployment typical to purchased software solutions. Farmersville will have options to either implement all-at-once or a staged implementation that evaluates, improves and deploys expanded implementation activities.
7. **Ease of Customization.** FLOWatch 3.0 has constantly evolved and improved its functionality based on active feedback from our community of users. Farmersville will have an opportunity to add any customized items for a one-time customization cost. Some examples of customization from past customers include Dashboards, Asset Maintenance, Vendor and Client Management, and Budget Management. Any future enhancement requests from other customers will be seamlessly deployed to all customers as part of the periodic software upgrades. Farmersville will benefit from these enhancements that are provided out-of-the-box.
8. **Operator First Approach.** Unlike many commercial software vendors that have modified their offerings from other vertical markets to the utility sector, the FLOWatch platform and our technical team is grounded in water and wastewater treatment plant operations. The team's core competence is in sustained Water Quality Control with a deep interest in driving technology to our sector. The platform has been designed by and for the operator community. Our belief is that an operator focused approach lends itself to quick and widespread acceptance and ultimately produces efficiency gains across the enterprise.

IV. Case-Study (Bistone Municipal Water Supply District)

Bistone Municipal Water Supply District (MWSD) is a Texas wholesale and retail water supplier for the City of Mexia, Mexia State Supported Living Center, City of Tehuacana, White Rock S.U.D. and the City of Coolidge (for emergency supply only). Bistone operators were logging their well and ground water plant data and documenting operational tasks using paper based logbooks and checklists. Managers spent a significant amount of time manually gathering and organizing this information to prepare regulatory compliance reports or addressing plant issues. This created a big challenge especially when a plant or pump station issue needed to be addressed immediately. This manual data collection process also resulted in unintentional human errors creating more work for managers and staff to resolve and making corrections. FLOWatch 3.0 Platform was initiated as a pilot level for Bistone MWSD in Jan 2015. The project activities have now evolved to-date included the following:

- A) Setup and Configuration of Bistone Corporate Account with FLOWatch 3.0 online platform at [http\(s\)://omni.flowatch.com](http(s)://omni.flowatch.com).
- B) Setup and Configuration of Bistone Ground Water Plant, Surface Water Plant and Distribution System
- C) Workflow and Notifications per Operator request. Setup and Configuration of the daily operator log worksheet including automated calculations
- D) Development of Operator Site Visit dashboard
- E) Development of Monthly Operating Report (MOR) on Water Quality. Development of Production MOR Report. Development of Disinfectant Level Quarterly Operating Report (DLQOR)
- F) Development of Management Dashboards for performance visualization
- G) Commencement of Asset Maintenance and Work Ordering Process

Each of the above features were developed by the FLOWatch technical team with active feedback and validation, and end-user approval provided by Bistone MWSD operational staff. Bistone MWSD also contracted with FLOWatch to develop a modern public facing web site that will display critical information (reports, events, activities, staff, water quality, weather and other relevant links) to increase and improve its public outreach.

(Case Study furnished upon request).

V. Case-Study (Middlesex Water Company)

Middlesex Water Company is a publicly traded water provider in New Jersey with annual revenues exceeding \$100M. Middlesex owns and operates approximately 110 water and wastewater plants. The firm purchased and implemented Oracle Work and Asset Management (WAM) software at a substantial cost, and thereafter issued a general competitive RFP for operational data management as WAM was clearly not geared for day-to-day utility operations. The executive team at the utility adopted FLOWatch 3.0 after comparing it with several other ODMS software including HACH WIMS. The company has a mix of large and small treatment plants and required a platform that was suitable across the enterprise. Previously, the company was dependent on paper and spreadsheet driven practices and did not possess the level of visibility to drive efficiency uniformly. Conversion from paper to a cloud based platform has resulted in significant tangible and intangible savings. In spite of having WAM (a decision undertook prior to establishing a vendor relationship with FLOWatch), Middlesex initiated several maintenance related wellness checks within FLOWatch using native PDF digital entry functionality.

FLOWatch is also currently in talks to explore having FLOWatch system as a single system of record that can aggregate and collate various streams of data (Assets, Production, Financial, Consumables) so that composite KPI metrics can be presented to senior leadership as native dashboards. The company has rewarded FLOWatch with additional lines of work since the commencement of implementation so that new functions are added to our core feature set. FLOWatch is also currently completing a pilot to implement the platform at 2 of their 70 distributions systems in New Jersey and Delaware. The next action items for this project include training the distribution systems user community, and explore expanding the implementation to all of their distribution systems. The transition will allow legacy systems MS Excel and MS Access to be retired in favor of FLOWatch 3.0.

TideWater Utilities operates over 100 plants in Delaware for drinking water and wastewater treatment services. It is a wholly owned subsidiary of Middlesex Water Company. Prior to going-live on FLOWatch 3.0, operational data was stored on paper and Microsoft Excel. The quality control staff would spend considerable time tabulating and cross-verifying the information for Monthly Operational and Summary Reports. Since going-live with FLOWatch 3.0, the supervising staff can automatically create the reports on-demand before the second week of each month, verify the information, print out the reports and submit to the State regulators within a working day. The difference from manual to automated submission as decreased the turnaround time from up to 2 weeks to within one day. Additionally, the FLOWatch Technical team setup a nightly distributed email report that shows a list of all plants with missing data to drive operator tasks. The system provides ad-hoc trending, analysis and visualization capability, features that were not available prior to adopting the FLOWatch platform. Tidewater Management reported tangible labor savings from FLOWatch driven efficiencies.

(Case Studies furnished upon request).

VI. Implementation Scope and Budget

Based on preliminary inputs received from Farmersville, FLOWatch 3.0 implementation will be undertaken in implementation phases, with the first phase focus on meeting TCEQ compliance for its water system. Specifically, the implementation shall include the following tasks:

Farmersville FLOWatch Site Setup

- a) FLOWatch technical staff will setup Farmersville accounts on the FLOWatch platform at <https://tracontrol.flowatch.com>. Storage, compute and network bandwidth can be adjusted by FLOWatch Infrastructure staff based on end- user requirements.
- b) FLOWatch shall make available its mobile apps for iOS and Android devices to Farmersville staff.
- c) FLOWatch shall configure a dedicated SFTP location, where SCADA files can be optionally dropped.

Facility/Plant Setup and Configuration

FLOWatch 3.0 distinguishes between a facility that is used to organize assets and maintenance, and a plant that is used to setup operational information such as time series data, processes, sampling points and chemicals. For the initial phase, both facility and plant setup will be undertaken for Farmersville with emphasis of detailed configuration on the latter for meeting compliance reporting.

- d) FLOWatch technical staff will work with a designated Farmersville plant operator or manager to onboard facility and plant definitions, sampling points, parameters and characteristics, workflow, schedules, tasks and actions, and electronic documents for the water system. This shall be validated by end users, so that daily and weekly log-sheets that are currently entered in paper-form are replaced with user friendly FLOWatch 3.0 data entry forms.
- e) FLOWatch shall work with Farmersville to develop and automate its MOR and DLQOR reporting, where applicable.
- f) FLOWatch shall work with Farmersville staff to automate SCADA data pull (hourly or daily averages), as is required to submit complete monthly compliance reports. Farmersville may be required to engage TraCntrl to extract appropriate datasets to FLOWatch.
- g) FLOWatch will digitize relevant forms for capturing distribution, flush, calibration and water loss data.

h) FLOWatch technical staff will create logins and access privileges for all required operators and managers at Farmersville.

i) FLOWatch will work with the Farmersville field staff to validate the setup, and provide appropriate training to use both the mobile apps and the FLOWatch web platform. FLOWatch shall setup bi-weekly technical sessions to hand- hold the usage, and provide clarifications and assistance as needed.

The tasks and anticipated timeline are shown in the table below.

Work Items	Weeks			
	1	2	3-4	5-6
Task a, band c				
Task d				
Task e,				
Task f-g				
Task h-i				
Go- Live				

Table: Implementation Rollout Plan (Recommended Timeline of Oct-Nov, 2018 based on delivery of project artifacts)

VII. Budget

The enterprise-wide Admin License of FLOWatch 3.0 is priced at \$600/month per operator. FLOWatch Limited License is priced at \$150/mo. For Farmersville which has requested 2 Admin Licenses, and 3 Limited Licenses, FLOWatch shall provide all cloud subscription features at a price of \$1,050.00 per month or \$ 12,600 per year. This license fee will cover software hosting, support and upgrades, and data storage up to 5 GB including its standard backups. FLOWatch will collaborate with the Farmersville to finalize the total number of users and also establish a ceiling on maximum annual price increase. For instance based on mutual consent, the ceiling could be tied to federal cost of living adjustment (COLA) increase.

FLOWatch professional services charges are shown in the table below.

TABLE: FLOWatch SaaS Price Sheet

Item	Description of Work	Anticipated Costs									
FLOWatch Platform Hosting	Host Farmersville Account, Data, Reports and related support desk services (Ongoing)	<p>\$ 12,600/year¹</p> <p>Cost details: 2 Admin Licenses - \$7,200/year (1 Admin License – Waived)</p> <p>3 Limited Licenses - 5,400 per year (Each limited license is \$1,800 per year)</p> <p>Licensing Costs Table:</p> <table> <tr> <th>License</th><th>Monthly</th><th>Yearly</th></tr> <tr> <td>Admin</td><td>\$ 600</td><td>\$ 7200</td></tr> <tr> <td>Limited</td><td>\$ 150</td><td>\$ 1800</td></tr> </table>	License	Monthly	Yearly	Admin	\$ 600	\$ 7200	Limited	\$ 150	\$ 1800
License	Monthly	Yearly									
Admin	\$ 600	\$ 7200									
Limited	\$ 150	\$ 1800									
FLOWatch Setup & Support.	<p>Initial Setup for Compliance Reporting on Farmersville Water System. Includes overview dashboard that displays usage trends.</p> <p>Wastewater System Setup To be covered under WWTP Contract.</p>	\$ 6000									

FLOWatch Customization & Professional Services	Customizations Beyond Trial Period	T&M Cost: \$150/hour
General Technology Services	Other enterprise software development needs as identified by Farmersville including but not limited to public facing websites, citizen outreach features and general technology/services	T&M Cost: \$150/hour
FLOWatch Standard CSV based SCADA/LIMS Integration	Per Integration	Included in the setup fee.
SCADA Vendor Onsite Configuration for data pickup	Per Integration	\$1,800 ²
FLOWatch Training	Two 2-hour Webinar Training Sessions	Included in the setup fee.

¹ Annual subscription costs will be subject to mutually acceptable ceiling.

²Third-Party vendor costs are not included in the table above except standard CSV based SCADA pickup onsite.

NOTES:

A) Additional storage cost beyond 5 GB will be charged at \$20/GB/Mo

VII. Project Resources

Arvind Pang, FLOWatch LLC – Project Implementation Lead

Kapal Madireddi, PhD – Platform Architect responsible for upgrades, support and maintenance

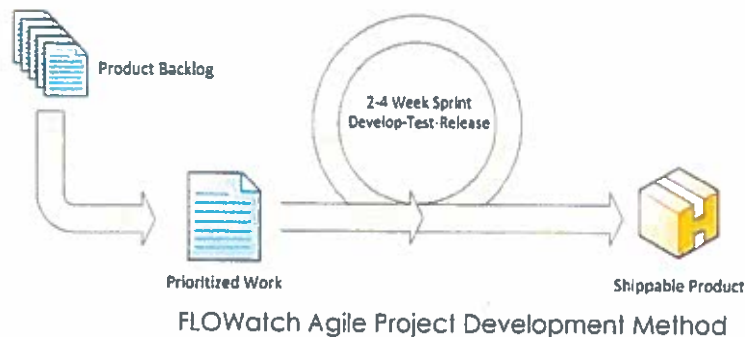
Christelle Bruneau – Helpdesk and Customer Services

Larry Brown – TraCnTrol Point of Contact for Project Billing

Jacob Jennings – TraCnTrol SCADA integration Lead

VIII. Project Management

FLOWatch has adopted an Agile SCRUM methodology to produce software internally, and for client implementations of the platform. Agile is marked with short production cycles (2-4 weeks) so that new functionality is released to the end-user in a usable form for constant feedback and adjustment. FLOWatch will institute a weekly call for the duration of the trial implementation so that FLOWatch functionality can be adjusted based on Farmersville needs. At the start of the trial, a kick-off planning will be organized so that all end-user expectations for the trial implementation are reviewed. This will be used along with weekly adjustments, as a roadmap to insure client delivery expectations are fully met for the trial go-live. After trial go-live, any new functional requirements, nice-to-haves, must-haves from the end-user community will be documented and used in during full implementation of platform at other Farmersville systems.



IX. Exclusions, Assumptions and Terms

- a) Mobile devices and tablets are not included in the project delivery cost.
- b) Farmersville will provide feedback and next steps guidance in a 60-90 day period after go-live.
- c) Management and oversight reports are not included in the trial implementation but will be documented for customization during a future phase.
- d) If applicable, SCADA File will be dropped to FLOWatch SFTP nightly.
- e) Farmersville staff can attend the project calls periodically, and be available to answer questions/clarifications.
- f) Project Payment Terms (Net 30). Setup Fee shall be paid at project initiation. Subscription Fee shall be paid annually after go-live is approved.

X. Economic Benefits Analysis

The cost of implementation and software subscription for a 3 year period is shown below:

Item Description		Year 1	Year 2	Year 3
Setup and Configuration	\$ 6,000			
Year 1 Subscription License		\$ 12,600		
Year 2 Subscription License (3% increase for inflation)			\$ 12,600	
Year 3 Subscription License (3% increase for inflation)				\$ 12,600

Assuming an average savings of 15 hours per user per month, Farmersville will save a total of 60 hours in compliance and data management time each month. If the cost to Farmersville to employ a user is averaged and estimated at \$20.00 per hour, this results in savings of \$ 1,500 per month or \$ 18,000 annually, and \$ 54,000 over a three year period. The capital and operating charges incurred from adopting FLOWatch 3.0 are \$ 43,800.

Per this analysis, FLOWatch 3.0 pays for itself with its savings on compliance and data management time savings alone without including all the other benefits, and sets up Farmersville with a robust data management platform for years to come.


Proposed by

12-17-18
Proposal Date

Accepted by

Date Accepted

Agenda Section	Regular Agenda
Section Number	VII.D
Subject	Consider, discuss and act concerning possible water additive program and water additive injection point at the water plant.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Residual Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Provide staff direction for future action • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



Main Office & Service Center
1-866-437-8076 | medoraco.com
3225 Highway 22, Dickinson, ND 58601

Medora Corporation

GridBee *SolarBee*

Quotation: Potable Water Disinfectant Control System Equipment for the Water Plant Underground Storage Tank

Date: December 19, 2018

Project #: 10821

To: Benjamin L. White
City of Farmersville
205 South Main Street
b.white@farmersvilletx.com
972-782-6151

From: Kent Hofstad, Medora Corporation Regional Manager, Dallas, TX
kent.hofstad@medoraco.com • 469-601-6718

Melisa L. Olheiser, Medora Corporation Engineered Sales Dept., Dickinson, ND
melisa.olheiser@medoraco.com • 866-437-8076

PROJECT DESCRIPTION

1. Tank Name, Location and Description

The Water Plant Underground Storage Tank located at 816 Water Street, Farmersville, Texas 75442 (GPS: 33.161587°, -96.369271°) is a welded-steel, partially buried storage tank with a rated volume of 500,000 gallons, a flat roof and a separate inlet/outlet pipe. Maximum flow rate is 1,330,000 gallons per day, and for this proposal we've estimated the maximum fill rate at 1,385 gallons per minute. The system uses chloramine.

2. Customer Objectives

The objective is to increase the residual level in the tank(s) by providing an automated disinfectant control system. Additionally the GS Submersible Mixers will provide thorough mixing of the tank or reservoir to reduce water age, stagnation, stratification, and short circuiting.

PRICING

3. Equipment Purchase

Equipment Description	Purchase Cost Total
One (1) ResidualHQ Disinfectant Control System with water quality monitoring, feed capabilities, SCADA and two (2) GS-12-230v mixer:	\$95,015
20% Pilot Discount:	-\$19,003
Equipment Subtotal:	\$76,012
Applicable Taxes:	-to be determined -
Factory Delivery and Placement with Startup:	\$20,500
50% Pilot Placement and Startup Discount:	-\$10,250
Equipment, Factory Delivery, Placement and Startup Total:	\$86,262

Pilot Rental Program

This equipment qualifies for Medora's pilot program, where the equipment can be installed and observed or tested by the City before being purchased.

Equipment Description	Purchase Cost Total
Monthly Pilot Program Cost for the Equipment Listed Above:	\$1,000
Factory Delivery and Placement with Startup:	\$10,250
Total 6-month Pilot Program Equipment with Factory Delivery and Placement:	\$16,250
Total 12-month Pilot Program Equipment with Factory Delivery and Placement:	\$22,250

Pilot Program Terms and Conditions: Pilot program to run 6 or up to 12 months; however, the customer can convert to a purchase before the 6 or 12 months are up. At the end of the pilot program, customer can purchase the system at the cost listed above or Medora Corporation will remove the equipment at its cost if it was placed by factory crews.

Pilot Program Conversion to Purchase: The customer may convert this pilot program to a purchase, at the price shown in the Equipment Purchase section above. To convert this pilot program to a purchase, the customer should request Medora Corporation, at least 30 days before the desired purchase date, to supply a firm quotation to convert the pilot program to a purchase. When conversion to a purchase is made within 6 months, 100% of prior costs paid will be applied to the purchase price. When conversion to a purchase is made after 6 months, 75% of prior costs paid will be applied to the purchase price. Title to the pilot program equipment does not pass to the customer unless and until payment of all outstanding pilot program invoices, and the conversion purchase price for the equipment, is received by the Medora Corporation.

Pilot Program Maintenance: Customer is to provide routine care and maintenance of the Equipment as described in the owners manual.

Medora Scope of Supply:

1. Manufacture, deliver and place ResidualHQ Workstation
 - Capable of a maximum feed rate of 2.5GPH of sodium hypochlorite (12.5%)
 - SCADA:
 - Local Control. Human-machine interface with color touchscreen and tactile buttons
 - Analog Inputs. Accepts third-party linearly-scaled 4-20mA inputs relating level (or fill) of:
 - Managed Tank or Reservoir Level
 - Bulk Chlorine Storage
 - Bulk Ammonia Storage
 - Relay Outputs. Contacts rated for 6A at 250VAC/30VDC for:
 - System Status
 - Residual In-Range
 - Communications. Remote monitoring and control via Modbus RTU (RS-485)
 - Remote Monitoring Services. Diagnostic assistance through read-only monitor
2. Supply, deliver and place submersible sample pump
3. Manufacture, deliver and place Tank Mixers
4. Supply GS Series Mixer Control Box with SCADA Monitoring [GS]
5. Supply and place interior (tank) PVC hose to and from mixer intake and submersible sample pump to tank penetrations located at the tank roof
6. Supply and place interior (tank) electric cord from submersible sample pump and mixer(s) to tank penetrations located at the tank roof
7. Supply Hard and Electronic copies of O&M Manuals for Medora equipment listed above

Customer / Others Scope of Supply:

1. Provide permanent structure/enclosure sized to accommodate the ResidualHQ Workstation as follows:
 - Approximate footprint of 28" D x 66" L x 72" T
 - An additional 1' minimum is suggested on all sides to allow for ease of maintenance and control
2. Install Medora Mixer Control panel(s) [Medora Item 4]
3. Provide and install one (1) ventilation line of minimum 1/2" inner diameter from Workstation to exterior of pen
4. Supply 230VAC 1PH 60HZ source power to the following:
 - Workstation
 - Medora Mixer Control Panel [Others Item 2]
5. Provide and install all conduit runs and associated mounting hardware for the following:
 - Electrical conductors
 - Fluid lines (if required) [Others Item 7]
6. Provide and install all electric conductors exterior the Workstation as follows:
 - Electrical conductors from Workstation to Medora's termination at the tank roof
 - Electrical conductors from Medora Mixer Control Panel(s) to Workstation
 - Conductor quantity and sizing to be coordinated between electrician and Medora Corporation Engineers

Optional Equipment:

ResidualHQ utilizes softened water to inject chemical solutions. This produces a small amount of regeneration water, which can be handled in one of two ways:

- Reintegrate the liquid back into the process (tank) OR
- Discard, requiring external drain (provided by Others)

Additional Considerations:

1. Tank entries are dependent upon the construction and configuration of the tank in which equipment is installed, and shall be coordinated with Medora Corporation Engineers. Medora may supply a standard through-wall fitting for transitioning the interior electrical cord and fluid connections through the roof of the tank (above the overflow), if deemed acceptable by the Customer and Tank Manufacturer.

2. Should fluid connections be pulled through conduit, it is imperative that wide-angle transitions be used, with pull boxes located at each transition as well as every 50 feet. Medora intends on utilizing the following hose or Medora approved equal for fluid connections from ResidualHQ Workstation to in-tank equipment:

- K7130-08X100, 1/2" POLYWIRE® Series K7130 Heavy Wall PVC Food & Beverage Vacuum/Transfer Hose

Medora Provided Services:

1. If all items by Others are completed at the time of Medora placement, Medora's crew will assist in startup to confirm correct equipment operation. If all items by Others are not complete while Medora's crew is on site, then startup may have to occur without Medora present, which is generally not a problem. However, if Medora's presence is required, and all Others work was not completed at the time of placement and a special trip is required, a separate purchase order must be issued.

2. At the time of placement the Medora crew will provide instruction on the proper setup and calibration of the Workstation. Topics covered may include:

- Testing of water hardness to be used for water softener setup
- Calibration of the chlorine sensor(s) supplied with the Workstation
- Demonstration of a means to calibrate the feed rate(s) of the Workstation
- Proper setting of all pressure regulators and/or flow control devices

3. At the time of placement the Medora crew will provide instruction on the proper maintenance of the Workstation. Topics covered may include:

- Inspection and maintenance of all filters, strainers, flow verification sensors, and chlorine sensor(s)
- Inspection and maintenance of water softener and associated brine tank
- Replenishment of salt for water softener

4. At the time of placement the Medora crew will provide instruction on the operation of the control system. Topics covered may include:

- Navigation and operation of the HMI touchscreen
- Configuration of parameters and system setpoints (values to be determined by the operator)
- System operational modes and capabilities
- Remote availability, control, and data access
- Basic troubleshooting (alarm recognition, location, sources)

5. Factory personnel available Monday through Friday 7:30am to 5:00pm (MST) via email, telephone, or teleconference to help provide operational assistance in a number of ways including, but not limited to:

- Configuration, - Preventative maintenance, - Diagnostics and - Troubleshooting and repair

6. Service plans for preventative maintenance and continued technology improvements for the ResidualHQ and associated Medora equipment available

TERMS

4. General Provisions

A. Material Supplier only. This quotation is to supply materials only. No contracting or construction work of any type is being offered or will be performed by Medora Corporation (Medora) at the jobsite or at any Medora location or factory.

1) To order the materials in this quotation, the purchaser should use the same type of purchase order as would be used to order other materials; for example, a desk or a forklift. Please do not attempt to order the equipment quoted here with a "contractor" or "subcontractor" agreement of any sort, because Medora is strictly a material supplier, not a contractor, and would have to reject that type of agreement.

2) The US Department of Labor clearly defines a Material Supplier, such as Medora, and its allowable activities. All activities by Medora factory personnel to transport, place and start up the Medora equipment are incidental to Medora being a Material Supplier, and Medora will not perform contracting or construction work of any type for any project. Also, no local, state, or federal laws regarding contractors or construction projects, or Davis Bacon or similar reporting requirements, are applicable to this quotation because Medora is not a contractor and does not perform any construction activities.

3) It is the responsibility of the purchaser of Medora's equipment to determine in advance whether there are any contracting or construction activities required in order for Medora's equipment to be made operational. Usually there aren't any such activities; but if there are, it is the purchaser's sole responsibility, at its sole cost, to perform all of those activities in advance of Medora's equipment arriving at the jobsite.

B. Assumptions: This quotation may be based on worksheets, calculations or other information that has been provided by the City. The City should bring to Medora's attention any discrepancies, errors in data, or false assumption that Medora may have made while preparing this quotation.

C. Expiration: This quotation expires in 90 days, or on the date of any new quotation for this project, whichever is sooner.

D. Delivery Time: Delivery time varies and is usually within 8-12 weeks from order date.

E. Payment Terms: For a federal, state, or local government purchaser with a good credit rating, full payment is due in US dollars 30 days after invoice date, which is generally the date when the goods leave the Medora factory. For a non-government purchaser, full payment must be made by credit card or cashier's check before the goods leave the Medora factory though, in some cases, based on availability of a payment bonding or a bank Letter of Credit, 30 day credit terms may be extended upon special request by the purchaser. If there are any issues with these payment terms, please do not rely on this quotation until the issues have been resolved with Medora.

F. Add for Taxes and Any Governmental Fees: Except as indicated above, no taxes, tariffs or other governmental fees are included in the quote shown above, nor are there any costs added for special insurance coverage the customer may require. It is the customer's responsibility to pay all local, state, and federal taxes, including, sales and use taxes, business privilege taxes, and fees of all types relating to this sale, whether they are imposed on either Medora or the customer, or whether these taxes and fees are learned about after the customer orders the equipment. The customer's purchase order should indicate any taxes or fees due on equipment and/or services, and whether the customer will pay them directly to the governing body or include the tax payment with the purchase for Medora to submit them to the governing body.

G. Add for Special Insurance Requirements: Medora Corporation maintains adequate liability and workman's compensation insurance to generally comply with its requirements for doing business in all fifty U.S. states, and will provide at no charge certificates of insurance when requested. However, if additional insurance or endorsements beyond the company's standard policy are required by the customer, then the costs of those additional provisions and/or endorsements will be invoiced to the customer after the costs become known.

H. Add for Special Training, Safety, Signage, or Other Requirements: Medora has a very strong safety training program for its employees. If any special training classes for Medora personnel are required by the customer, please notify Medora well in advance. The cost of this training will be added to this quotation or invoiced to the customer separately. The same applies to any other special requirements the customer may have, including providing of project signage or any other requirement.

I. Safe and Accessible Tank Condition Required. This quotation is based on the best information made available to us by the above date. If this equipment is ordered, Medora's engineering team will need detail information and photographs to plan the equipment placement. If the detail information changes the scope significantly, Medora reserves the right to withdraw or alter this quotation, even if the equipment has already been ordered. To avoid surprises, the City should supply detailed tank information and photos as soon as possible. To ensure the safety of Medora's crews, it is the City's responsibility to make sure that all antennas (radio, cell phone, other) located at or near the tank site are inactivated during the placement of this equipment.

J. Customer to Follow Medora's Maintenance and Safety Guidelines: The customer agrees to follow proper maintenance, operating, and safety instructions regarding the equipment as contained in the safety manual that accompanies the equipment or is sent to the customer's address.

K. Regulatory Compliance. The customer must comply with all applicable Federal and State governmental regulations. It is the customer's sole responsibility to inquire about governmental regulations and ensure that GridBee and SolarBee equipment is deployed and maintained so as to remain in compliance with these regulations and guidelines, and to hold Medora harmless from any liability caused by non-compliance with these regulations and guidelines.

L. Warranty. Medora Corporation has the best parts and labor warranties that we are aware of in the industry. The details of the Warranty which applies to this project are either attached to this document or are available at:
<https://www.medoraco.com/resources/warranty-information>.

5. To Accept This Quotation

To order the equipment, please issue a purchase order to Medora Corporation, 3225 Hwy. 22, Dickinson, ND 58601. The purchase order can be mailed to the address above, faxed to 866-662-5052, or emailed to the home office at orderprocessing@medoraco.com.

This Medora Corp. quotation should be attached to the purchase order, and the purchase order should refer to the Medora Corp. quotation by date, and should accept the quotation in its entirety. Acceptable language on the purchase order would be " Quantity: 1. Description: "Equipment per the attached quotation from Medora Corp dated _____, including all terms shown on that quotation. " If there is any language missing, or extra language in the purchase order such as a referral to specifications, then Medora Corp. will not be able to accept the purchase order.

If a purchase orders is not utilized, please sign and date below, provide billing information, and fax to 866-662-5052 or email to orderprocessing@medoraco.com.

Signing below acknowledges acceptance of this quotation. Please indicate which of the following options have been chosen.

Proposal Date: December 19, 2018

Project #: 10821

- ☐ Purchase the ResidualHQ System
☐ 6 or 12-Month Pilot Rental Program

Signature

Date

Printed Name

Title

Agenda Section	Regular Agenda
Section Number	VII.E
Subject	Consider, discuss and act upon sample easement letter for wastewater collection line.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Easement letter
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



December 14, 2018

John Doe
1111 SH 78 S
Farmersville, TX 75442

RE: City of Farmersville - Sanitary Sewer Interceptor Easements

Dear Mr. Doe:

As you are already aware the City of Farmersville (the "City") has obtained a loan from the Texas Water Development Board (TWDB) to make improvements to the City's wastewater system. One of these improvements consists of a route acquisition and design only of a 12" sanitary sewer interceptor. The general route of this interceptor follows Elm Creek. Your property adjoins this creek. The proposed new interceptor will ultimately allow sewer flows to a proposed new wastewater treatment plant for the City. The city has determined that a portion of your property could be affected by this project. Enclosed is an exhibit that indicates the portion of your property that may be affected for the proposed project.

We have previously obtained right-of-entry approval for the purpose of ground surveys and inspections of a portion of your property where the wastewater easement is proposed to be specifically located.

Our firm is working with the City and coordinating directly with the individual landowners for the acquisition of the easements for the proposed sewer interceptor. Please review the attached proposed easement with location exhibit for your property. The City is requesting you consider granting the easement in exchange for future retail sewer service along the proposed interceptor. You may return the executed easement to my office at 118 McKinney Street, Farmersville or to the Farmersville City Hall.

Thank you in advance for your assistance with this matter. Please contact me via email at eddy@dbiconsultants.com or by phone at 972-784-7777 if you should have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddy W. Daniel", is written over the typed name.

Eddy W. Daniel, P.E.
City Engineer

Enclosures

cc: Benjamin L. White, City Manager, Farmersville Texas

DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONSULTANTS.COM
FIRM REGISTRATION NO: F-002225

Agenda Section	Regular Agenda
Section Number	VII.F
Subject	Consider, discuss and act upon interlocal agreement with Collin County regarding the Rike Library.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	Interlocal Agreement
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

THE STATE OF TEXAS

COUNTY OF COLLIN

**INTERLOCAL AGREEMENT BETWEEN
THE COUNTY OF COLLIN
AND THE CITY OF FARMERSVILLE
REGARDING THE CHARLES J. RIKE MEMORIAL LIBRARY**

I.

This agreement is made and entered by and between Collin County, a political subdivision of the State of Texas, hereinafter referred to as the "**COUNTY**" and the City of Farmersville, a political subdivision of the State of Texas; hereinafter referred to as the "**CITY**".

II.

The **COUNTY** and the **CITY** agree as follows:

The **COUNTY** is a duly organized political subdivision of the State of Texas engaged in the administration of County Government and related services for the benefit of the citizens and residents of Collin County.

The **CITY** is a duly organized political subdivision of the State of Texas engaged in the administration of City government and related services for the benefit of the citizens and residents of the City of Farmersville.

The Charles J. Rike Memorial Library, hereinafter referred to as the "**LIBRARY**", is a department of the City established by the City Council for administering and providing library services for the general public in Farmersville and Collin County, Texas.

The undersigned officers or agents of the **COUNTY** and the **CITY** are properly authorized officials and agents and each has the necessary authority to execute this agreement on behalf of the **COUNTY** and **CITY** and that any necessary resolutions or orders extending said authority has been duly passed and are now in full force and effect.

The **COUNTY** agrees to fund the **CITY** for the benefit of the **LIBRARY** in the amount of \$29,661.08 for the 2019 fiscal year (October 2018 through September 2019) of the **COUNTY**, under the conditions and terms set out herein.

In exchange for said funds provided by the **COUNTY**, the **CITY** will provide the following services to the citizens of Collin County for the year of 2019:

The **LIBRARY** shall continue to provide full library services for residents of Collin County, Texas, without distinction between those who reside within or without an incorporated area of the county. "Full library services" shall mean access to all library materials made available to Farmersville residents. Notwithstanding the foregoing, City reserves the right to adopt and enforce rules and regulations regarding the use of the library facilities which make reasonable distinctions between Farmersville residents and non-residents. City may promulgate rules regarding general access to library materials, including internet access, in its sole discretion.

The **LIBRARY** shall perform such other functions and duties as may be required of it by law or by lawful authority.

All benefits and services provided by the **LIBRARY** and the administration of its program or programs shall be done in conformity with all State and Federal Laws and without regard to race, religion, gender or ethnic background of the persons being served, and without regard to the immigration status of the persons being served.

All funds provided to the **CITY** by the **COUNTY** under the terms of this agreement shall be used solely for library services to the public.

The **CITY** shall diligently prepare and keep accurate and current records of its board meetings, official actions and expenditures related to the **LIBRARY** and shall permit inspection and copying of said records by authorized agents of the Commissioners' Court, District Attorney and County Auditor of Collin County, Texas from 8:00 A.M. to 5:00 P.M. Monday through Friday of each week (except officially recognized holidays).

The **CITY** shall comply with the Texas Open Records Act and the Texas Open Meetings Act, provided that matters and records deemed confidential by law shall not be compromised.

For the aforementioned services provided by the **CITY**, the **COUNTY** agrees to pay to the **CITY** for the full performance of this agreement the annual amount of \$29,661.08. The **CITY** understands and agrees that payment by the **COUNTY** to the **CITY** shall be made in accordance with the normal and customary processes and business procedures of the **COUNTY**, and in conformance with applicable state law.

Neither of the parties to this agreement waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising from the exercise of governmental powers and functions. The **CITY** is not given authority by this contract to place the **COUNTY** under any manner of legal obligation to any third party, person, entity or agency, and is not hereby made an agent of the **COUNTY** for the purpose of incurring liability. The **CITY** does not have under this agreement authority or legal capacity to admit or confess error or liability on behalf of the **COUNTY**.

The effective date of this agreement shall be the day that it is signed by both parties.

This agreement and any of its terms and provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas.

In the event that any portion of this agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

COLLIN COUNTY

SIGNATURE: _____
Chris Hill, Collin County Judge

Date

CITY OF FARMERSVILLE

SIGNATURE: _____

Date

PRINT NAME: _____

TITLE: _____

Agenda Section	Regular Agenda
Section Number	VII.G
Subject	Consider, discuss and act upon Camden Park Ordinance and plans.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. PD Ordinance #O-2015-1027-001 2. 2 sets of Camden Homes Plans 3. 2 sets of DR Horton (Express) Homes Plans
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE #2015-1027-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2004-01, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 100.81 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM PLANNED DEVELOPMENT (PD) DISTRICT WITH SINGLE-FAMILY 3 (SF-3), MULTI-FAMILY 2 (MF-2), AND COMMERCIAL (C) DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT WITH SINGLE-FAMILY 2 (SF-2) DISTRICT USES, SINGLE-FAMILY 3 (SF-3) DISTRICT USES, MULTI-FAMILY 2 (MF-2) DISTRICT USES AND COMMERCIAL (C) DISTRICT USES, AND APPROVING CERTAIN EXCEPTIONS TO THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING OF SINGLE-FAMILY 2 (SF-2) DISTRICT AND SINGLE-FAMILY 3 (SF-3) DISTRICT IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

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, THAT:

SECTION I. 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 II. 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 No. 2004-01, 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 certain tract of land containing approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), presently zoned Planned Development District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2), and Commercial (C) District uses is hereby rezoned to Planned Development District with at least fifty (50) single-family residential lots meeting the minimum standards for Single-Family 2 (SF-2) District uses and the remainder of the single-family residential lots meeting the minimum standards for Single-Family 3 (SF-3) District uses - as such standards may be modified by this Ordinance - on Tract 1 containing approximately 59.64± acres of land, Multi-Family 2 (MF-2) District uses on Tract 2 containing approximately 18.16± acres of land, and Commercial (C) District uses on Tracts 3, 4 and 5 containing approximately 9.32± acres, 3.0± acres and 8.77± acres of land, respectively, as such tracts of land are generally depicted and described on Exhibit "B" (Zoning Exhibit) in accordance with the City's Master Plan and Zoning Ordinance, and in accordance with Exhibit "C" (Development Standards) and Exhibit "D" (Concept Plan) all of which exhibits are attached hereto and incorporated herein by reference for all purposes allowed by law. In the event of any conflict between any exhibit attached hereto and this Ordinance, the language and contents of this Ordinance shall control.

SECTION III. 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 IV. It is further directed that the following modifications to the requirements of the Single-Family 2 (SF-2) base zoning district are approved through the adoption of this Planned Development District regarding the fifty single-family residential lots identified for Single-Family 2 (SF-2) District uses on that portion of the Property identified herein as Tract 1 and as designated on the Concept Plan attached hereto as Exhibit D:

- (a) Section 77-161 is hereby modified to confirm that the minimum lot area shall be no less than 7,200 square feet for the designated SF-2 lots within Tract 1;
- (b) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;

- (c) Section 77-166(b)(4) is hereby modified regarding a corner lot used for one-family dwellings to increase the required side yard setback along the street frontage on which the property is NOT addressed to at least twenty feet (20') and allowing the setback on the other street frontage (twenty-five foot) to be treated as the front yard setback for said property for lots within Tract 1; and
- (d) Section 77-168 is hereby modified to increase the maximum percentage of any lot area that may be covered by the main area and all accessory buildings to no more than sixty percent (60%) of the lot area for lots within Tract 1.

SECTION V. It is also directed that the following modifications to the requirements of the Single-Family 3 (SF-3) base zoning district are approved through the adoption of this Planned Development District regarding the single-family residential lots identified for Single-Family 3 (SF-3) District uses on that portion of the Property identified herein as Tract 1 and as designated on the Concept Plan attached hereto as Exhibit D:

- (a) Section 77-161 is hereby modified to confirm that the minimum lot area shall be no less than five thousand (5,000) square feet for the designated SF-3 lots within Tract 1;
- (b) Section 77-162 is hereby modified to confirm that the minimum lot width shall be no less than fifty feet (50') for lots within Tract 1;
- (c) Section 77-163 is hereby modified to increase the minimum lot depth to no less than one hundred feet (100') for lots within Tract 1;
- (d) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;
- (e) Section 77-166(b)(4) is hereby modified regarding a corner lot used for one-family dwellings to increase the required side yard setback along the street frontage on which the property is NOT addressed to at least twenty feet (20') and allowing the setback on the other street frontage (twenty-five foot) to be treated as the front yard setback for said property for lots within Tract 1; and
- (f) Section 77-168 is hereby modified to increase the maximum percentage of any lot area that may be covered by the main area and all accessory buildings to no more than sixty percent (60%) of the lot area for lots within Tract 1.

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

SECTION VII. It is hereby declared to be the intention of the City Council 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 shall be declared unconstitutional by any court of competent

jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

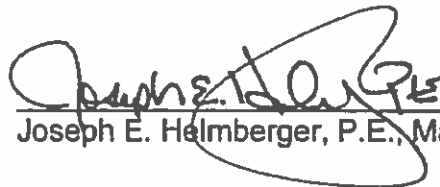
SECTION VIII. Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00)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

SECTION IX. This ordinance shall be in full force and effect from and after its passage, approval, recording, and publication as provided by law.

PASSED on first and final reading on the 27th day of October, 2015, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 27th DAY OF OCTOBER, 2015.

APPROVED:


Joseph E. Helmberger, P.E., Mayor

ATTEST:

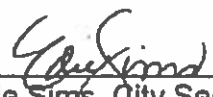

Edie Simms, City Secretary



Exhibit "A"
Property Description

OWNERS CERTIFICATE

Being all that tract of land in Collin County, Texas, out of the WB Williams Survey, A-952, and being part of that called 100.81 acres of land described in a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded by Instrument No. 20060530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being further described as follows:

Beginning at a 1/2" iron rod found in County Road No. 610 at the Northeast corner of said 101.80 acres;

THENCE South 01°32'36" West, a distance of 772.06 feet to a point for corner in said County Road No. 610, said point being the northeast corner of a tract of land conveyed to Community Public Service Company by deed recorded in Volume 456, Page 269, D.R.C.C.T.;

THENCE North 87°37'57" West, a distance of 95.93 feet to a 1" pipe in concrete found for the northwest corner of said Community Public tract;

THENCE South 01°46'05" West, a distance of 100.49 feet to a 1" pipe in concrete found for the southwest corner of said Community Public tract;

THENCE South 88°05'04" East, a distance of 95.58 feet to a point corner in said County Road No. 610, said point being the southeast corner of said Community Public tract;

THENCE South 01°23'28" West, along said County Road No. 610 and County Road No. 611, a distance of 892.85 feet to a point for corner in said County Road No. 611, same being the southeast corner of said 101.80 acres, and the northeast corner of Murphy's Crossing Phase I as recorded in Coblentz P, Page 416, Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE North 88°39'17" West, along the south line of said 101.80 acres, a distance of 398.79 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase I, said point being the northeast corner of Murphy's Crossing Phase 2 & 3;

THENCE North 88°21'57" West, continuing along the south line of said 101.80 acres, a distance of 874.41 feet to a 1/2" iron rod found for corner;

THENCE North 87°59'40" West, continuing along the south line of said 101.80 acres, a distance of 444.32 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase 2 & 3, said point being the northeast corner of a tract of land conveyed to Lucien Hines and wife, Wanda L. Hines according to County Clerk's File No. 95-0043148, D.R.C.C.T.;

THENCE North 88°10'03" West, continuing along the south line of said 101.80 acres, a distance of 867.71 feet to a 1/2" iron rod found for the southwest corner of said 101.80 acres, said point also being the southeast corner of a tract of land conveyed to Thomas O. Midkiff, IV by deed recorded in Volume 4142, Page 2059, D.R.C.C.T.;

THENCE North 00°00'00" East, along the west line of said 101.80 acres, a distance of 1,610.65 feet to a 3/8" iron rod found for the northwest corner of said 101.80 acres, said point being in the south line of a tract of land conveyed to James G. Howell and Sherry J. Howell by deed recorded in Volume 4702, Page 1968, D.R.C.C.T.;

THENCE South 88°56'54" East, along the north line of said 101.80 acres, passing the southeast corner of said Howell tract, same being the southwest corner of a tract of land conveyed to Dewey W. Spradlin, et ux, Shirley Spradlin by deed recorded in Volume 1549, Page 465, D.R.C.C.T., a distance of 540.85 feet to a 3/8" iron rod found for the southeast corner of said Spradlin tract, same being the southwest corner of a tract of land conveyed to J. Richard Smith, et ux, Jarvis D. Smith by deed recorded in Volume 1572, Page 613, D.R.C.C.T.;

THENCE South 89°39'10" East, along the north line of said 101.80 acres, a distance of 749.97 feet to a fence corner post found for corner, said point being the southeast corner of said Smith tract;

THENCE North 03°53'12" East, a distance of 103.51 feet to a fence corner post found for corner, said point being the southwest corner of a tract of land conveyed to J. Richard Smith by deed recorded in County Clerk's File No. 95-0054686, D.R.C.C.T.;

THENCE South 89°26'31" East, along the north line of said 101.80 acres, a distance of 1,331.27 feet to the POINT OF BEGINNING and containing 4,391.163 square feet or 100.81 acres of computed land

Zoning Exhibit

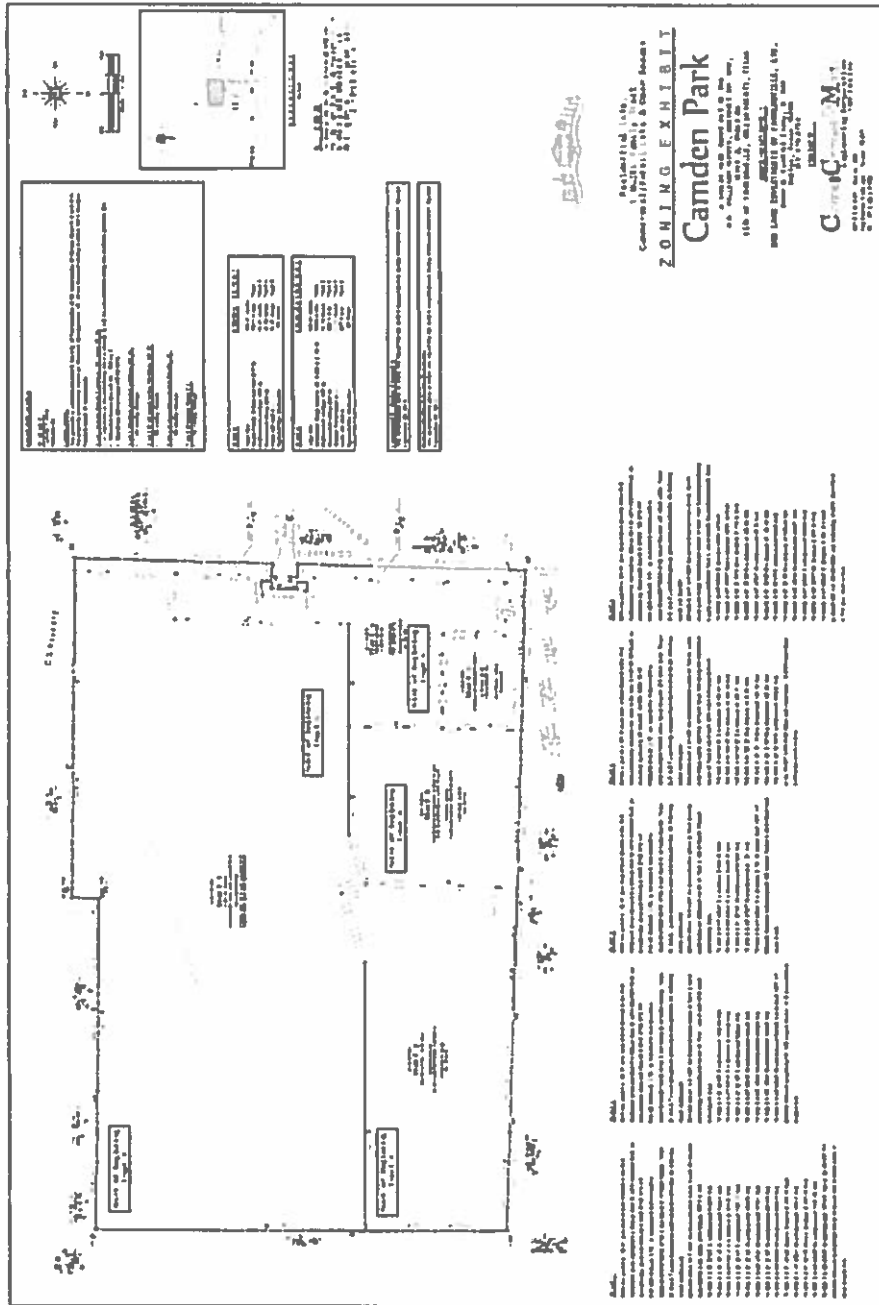


Exhibit "C"

Development Standards

CAMDEN PARK

The Planned Development District depicted in Exhibit "C" shall be developed in accordance with the City of Farmersville's Zoning Ordinance, Subdivision Regulations and other applicable ordinances, as amended, and shall be subject to the following requirements and conditions.

A. TRACT 1: SINGLE-FAMILY 2 (SF-2) AND SINGLE-FAMILY 3 (SF-3) BASE ZONING DISTRICT USES.

The area identified as Tract 1 on Exhibit "B" (Zoning Exhibit) and Exhibit "D" (Concept Plan), attached hereto, containing approximately 59.64± acres shall be developed in compliance with all regulations applicable to Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

1. **Permitted Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits "B" and "D" for Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted by right.
2. **Specific Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits "B" and "D" as Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses with a Specific Use Permit (SUP) approved by the City Council:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted upon approval a Specific Use Permit (SUP).
3. **Temporary Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits "B" and "D" as Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses only upon approval of a temporary use permit by the City Council:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted upon approval a temporary use permit.
4. **Minimum and Maximum Dimensions.** The minimum and maximum dimensions for development of the Single-Family 2 (SF-2) and Single-

Family 3 (SF-3) District uses shall be as provided in the Farmersville, Texas Code of Ordinances save and except only to the extent specifically modified in Sections IV and V of this Ordinance.

5. **Prohibited Uses.** Any use not indicated within the Permitted Uses, Specific Uses, or Temporary Uses above shall not be permitted within this Planned Development District.

6. **Miscellaneous Standards.**

- a. The maximum number of lots used for residential purposes shall be limited to 290 lots.
- b. At least fifty (50) lots of such 290 residential lots shall meet the minimum standards for Single-Family 2 (SF-2) District uses, as such standards may be modified by this Ordinance.
- c. Developer shall create a homeowner's association identified as the Camden Park Homeowner's Association (the "Association") to which entity all open space shall be developed. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District areas and such membership shall be transferred from owner to owner together with the conveyance of any real property within said areas.

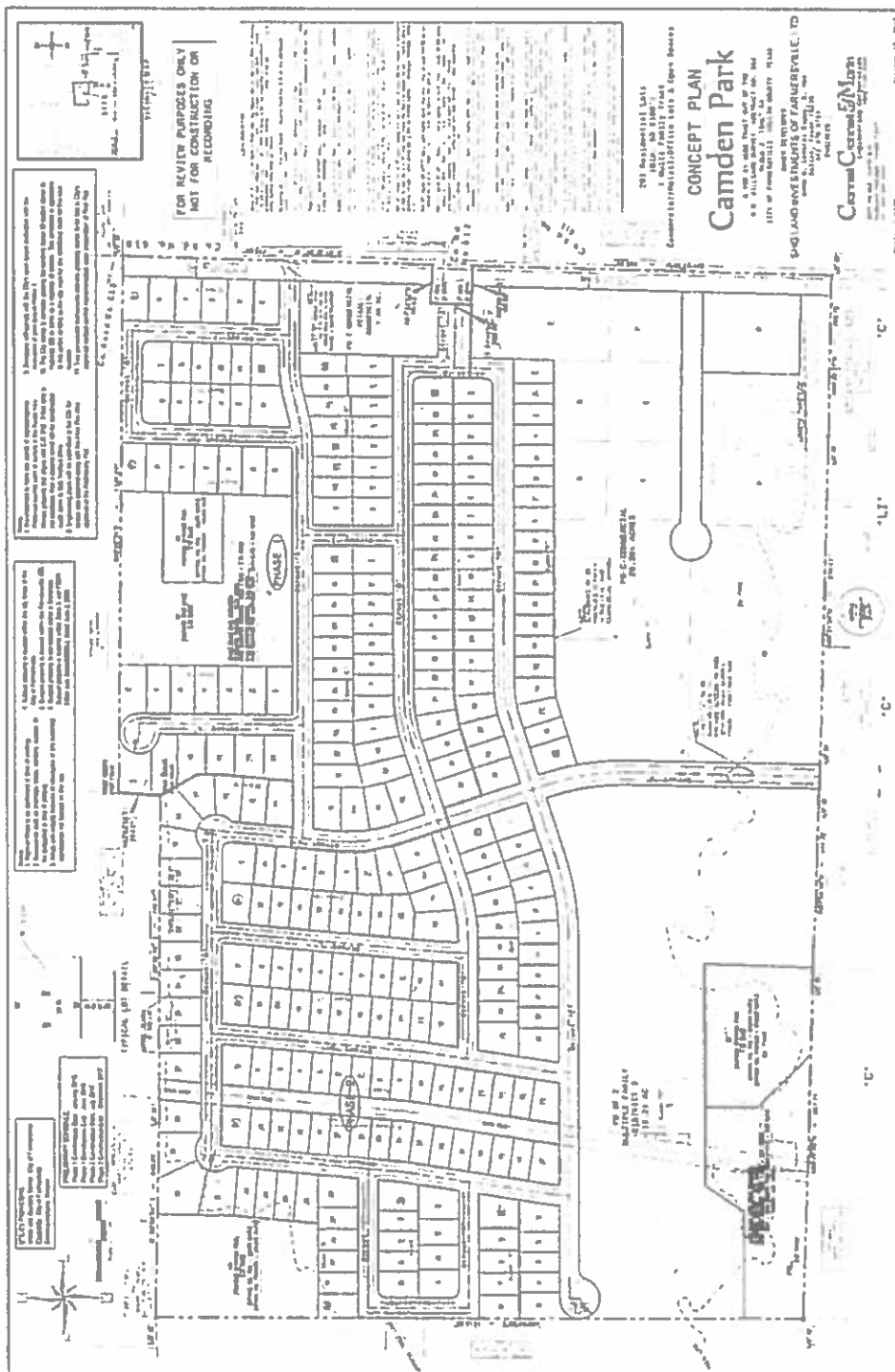
B. TRACT 2: MULTI-FAMILY 2 (MF-2) BASE ZONING DISTRICT USES.

The area identified as Tract 2 on Exhibit "B" (Zoning Exhibit) and Exhibit "C" (Concept Plan), attached hereto, containing approximately 18.16± acres shall be developed in compliance with all regulations applicable to Multi-Family 2 (MF-2) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

C. TRACTS 3, 4 and 5: COMMERCIAL (C) BASE ZONING DISTRICT USES.

The areas identified as Tracts 3, 4 and 5 on Exhibit "B" (Zoning Exhibit) and Exhibit "C" (Concept Plan), attached hereto, containing approximately 9.32± acres, 3.00± acres and 8.77± acres, respectively, shall be developed in compliance with all regulations applicable to Commercial (C) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

Concept Plan



BV: 2018-016087
 BV
 8/16/18

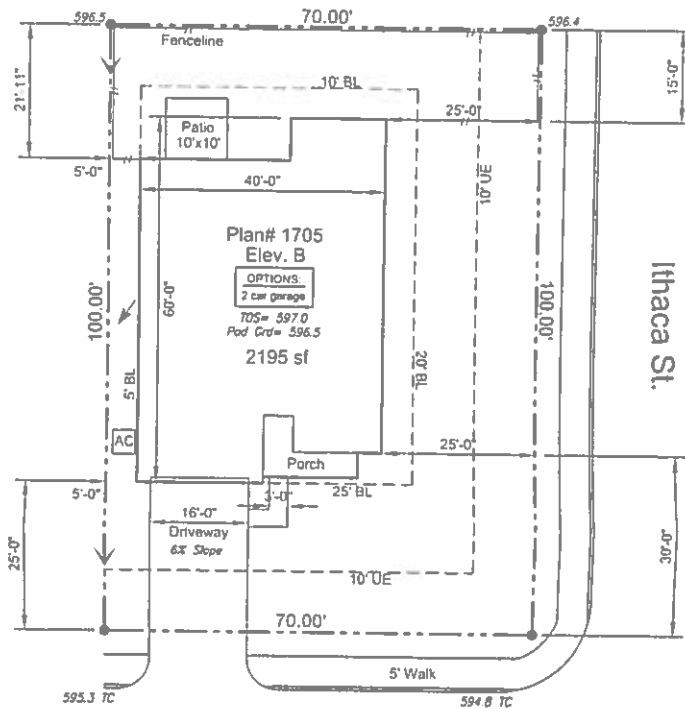


RECEIVED CoF
 DATE 7/9/18
 BY Paula Jackson

Building Permit Application

Project Information				
Permit Number	2018-0853		Name	FARMERSVILLE 610 PHASE 2
Construction Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Fence <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool/Spa			
Address	9/B CRIMSON AVE (1715 CRIMSON AVE)			
Valuation	\$145,034.36			
Square Feet	Living/AC: 1705	Garage: 400	Covered Porch: 90	Total: 2195
Zoning	SF3			
Number of Stories	1			
Scope	new residential construction			
Contact Information				
Owner	Name	Camden Homes	Phone	972-479-8899
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	permits@camden-homes.com		
Owner's Contact	Name	Camden Homes Permitting Dept	Phone	972-479-8899
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	permits@camden-homes.com		
Engineer	Name	Childress Engineering Services	Phone	214-451-6630
	Address	1701 North Collins Blvd.	FAX	214-451-6631
	Email	sschneider@cesglobal.com	License #	
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name	Anthony Contreras	Phone	469-816-2519
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	anthony.contreras@camden-homes.com	License #	
Mechanical Contractor	Name	Airtron	Phone	972-463-1455
	Address	10440 Olympic Drive, Dallas TX 75220	FAX	972-475-7047
	Email	AirtronDallasSupport@resservices.com	License #	TECL 17438
Electrical Contractor	Name	IES McKinney	Phone	972-463-1455
	Address	2500 Chandler Rowlett, TX 75088	FAX	972-475-7047
	Email	randy.burnham@ies-co.com	License #	TECL 17438
Plumbing Contractor	Name	Wilson McLain Plumbing	Phone	972-573-5700
	Address	4401 Masch Branch Rd Krum, TX 76249	FAX	940-482-6907
	Email	awilkerson@wilsonmclain.com	License #	#M-21075
Irrigator	Name	Clark Industries	Phone	972-972-0459
	Address	368 National Dr Rockwall, TX 75032	FAX	N/A
	Email	dclark@turfscapesinc.com	License #	LI#0006982

SCALE: 1"=20'



SET BACKS	
FRONT	25
REAR	10
SIDE(I)	5
F	20
MASONRY	80%
SQ. FT	

Crimson Avenue Home Site Plan

LOT AREA = 7000 SF

LOT COVERAGE
FACTOR 31 %

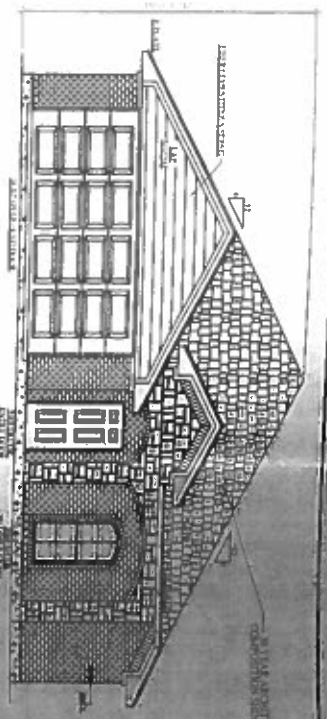
GENERAL NOTES:
PUBLIC SIDEWALK 5' WIDE
LEAD WALK MIN. 3' WIDE

CAMDEN HOMES

9400 N Central Expressway Suite 475
Dallas, Tx 75231
972 479 8888 Phone

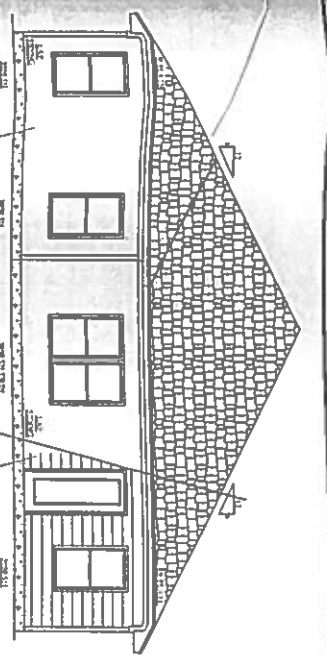
subdiv.	Farmersville 610- Phase 2		lot	9	blk	8
address	Crimson Avenue		Farmersville, Tx.			
date	7-2-18	plan	1705-B-Left Handed			
<p>BEFORE CONSTRUCTION OF ANY KIND, BUILDER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDEYARDS, SETBACKS & EASES IN ORDER TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES & RESTRICTIONS</p>						
			<p>SITE PLANNING SOLUTIONS 1374 W Reinhold Rd. • Lancaster, Tx • 75146 972-989-0327 Phone</p>			

FENCE LENGTH = 135'-7"	
SDD CALCULATIONS	
SDD-FRONT	= 201 YARDS
SDD-SIDES	= 257 YARDS
SDD-REAR	= 135 YARDS
TOTAL	= 593 YARDS
FLATWORK CALCULATIONS	
CITY WALK	= 804 SF
REAR PATIO	= 100 SF
LEAD WALK	= 35 SF
DRIVEWAY	= 400 SF
DRIVE APPROACH	= 163 SF
TOTAL	= 1504 SF



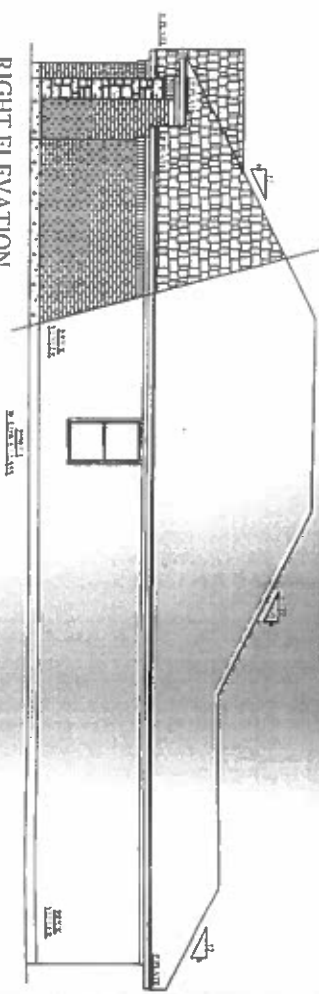
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF	428 SQT.	0 SQT. (INCLUDE SERVICE SHED)
SHED	31 SQT.	0 SQT. (INCLUDE SERVICE SHED)
428 TOTAL SQT.	31 TOTAL SQT.	0 TOTAL SQT. = 6784 SQ. FT.



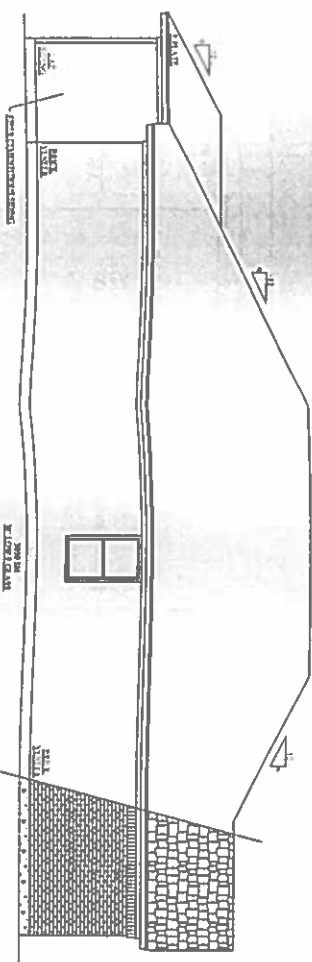
REAR ELEVATION
SCALE: 1/8" = 1'-0"

ROOF	228 SQT.	0 SQT. (INCLUDE SERVICE SHED)
SHED	31 SQT.	0 SQT. (INCLUDE SERVICE SHED)
228 TOTAL SQT.	31 TOTAL SQT.	0 TOTAL SQT. = 6784 SQ. FT.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF	501 SQT.	0 SQT. (INCLUDE SERVICE SHED)
SHED	31 SQT.	0 SQT. (INCLUDE SERVICE SHED)
501 TOTAL SQT.	31 TOTAL SQT.	0 TOTAL SQT. = 6784 SQ. FT.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF	501 SQT.	0 SQT. (INCLUDE SERVICE SHED)
SHED	31 SQT.	0 SQT. (INCLUDE SERVICE SHED)
501 TOTAL SQT.	31 TOTAL SQT.	0 TOTAL SQT. = 6784 SQ. FT.

NOTE:
ROOF MATERIALS FOR A SINGLE/FAMILY SHALL BE COMPOSED OF: LAMINATED COMPOSITION ARCHITECTURAL SHINGLES 05-YEAR WARRANTY, FLAT PAN STAINLESS STEEL METAL ROOFING ONLY WITH A FACTORY BACKED ON NUTTED COLOR FINISH, NO BRICK! COLORS OR NATURAL-COLORED METAL ROOFING ALLOWED, OR TERRAZZO ON SLATE SHINGLES ARE PERMITTED.

MARKING/MASSWORK TABLE
REVISID: 6/1/18 ERK
ADDED MASSWORK TABLE:
REVISID: 4/25/18 ERK
REVISID: 3/27/18 ERK

CAMDEN HOME

9400 N. Central Express, Suite 400
Dallas, TX 75231
972-479-4888
www.camden-homes.com

GENERAL INFORMATION:

THIS DRAWING WAS PREPARED FOR INFORMATION PURPOSES ONLY. THE BUILDER, OWNER, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND RESTRICTIONS. BEFORE CONSTRUCTION OF ANY KIND, THE BUILDER OR CONTRACTOR SHALL VERIFY THE PROPERTY LINE, SIZE, AND LOCATION OF THE LOT, AND THE EXISTING UTILITIES, EASEMENTS, AND RESTRICTIONS. THE BUILDER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND RESTRICTIONS. THE BUILDER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND RESTRICTIONS.

1705B-LEFT

SUBDIVISION:

BLOCK:

LOT #:

STREET ADDRESS:

TOWN:

SCALE: AS NOTED

DATE: 5/16/17

REV.: D

SHEET #: A2



BV 2018-019048

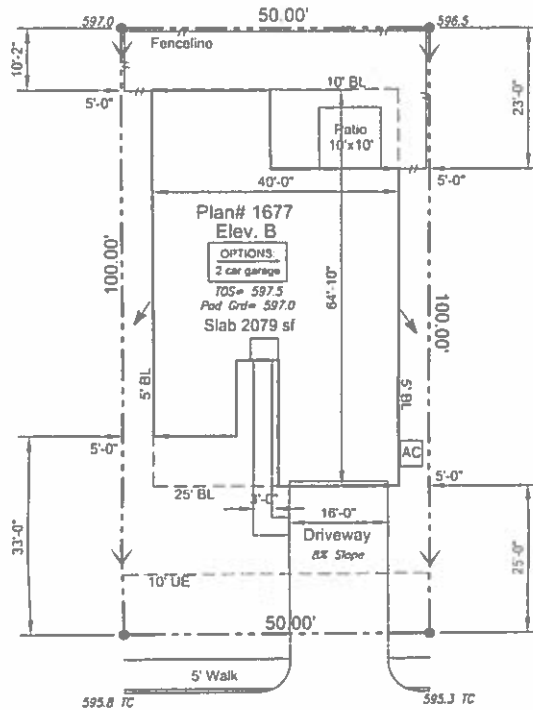
CEM BV

9/27/18

Building Permit Application

Project Information				
Permit Number	2018-0901		Name	FARMERSVILLE 610 PHASE 2
Construction Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Fence <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool/Spa			
Address	10B (1713) CRIMSON AVE			
Valuation	\$136,507.43			
Square Feet	Living/AC: 1657 Garage: 406 Covered Porch: 16 Total: 2079			
Zoning	SF3			
Number of Stories	1			
Scope	new residential construction			
Contact Information				
Owner	Name	Camden Homes	Phone	972-479-8899
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	permits@camden-homes.com		
Owner's Contact	Name	Camden Homes Permitting Dept	Phone	972-479-8899
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	permits@camden-homes.com		
Engineer	Name	Childress Engineering Services	Phone	214-451-6630
	Address	1701 North Collins Blvd	FAX	214-451-6631
	Email	sschneider@cesglobal.com	License #	72029
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name	Anthony Contreras	Phone	469-816-2519
	Address	9400 N. Central Exp, Ste 475 Dallas, TX 75231	FAX	
	Email	anthony.contreras@camden-homes.com	License #	
Mechanical Contractor	Name	Airtron	Phone	972-463-1455
	Address	10440 Olympic Drive, Dallas TX 75220	FAX	972-475-7047
	Email	AirtronDallasSupport@resservices.com	License #	TECL 17438
Electrical Contractor	Name	IES McKinney	Phone	972-463-1455
	Address	2500 Chandler Rowlett, TX 75088	FAX	972-475-7047
	Email	randy.burnham@ies-co.com	License #	TECL 17438
Plumbing Contractor	Name	Wilson McLain Plumbing	Phone	972-573-5700
	Address	4401 Masch Branch Rd Krum, TX 76249	FAX	940-482-6907
	Email	awilkerson@wilsonmclain.com	License #	#M-21075
Irrigator	Name	Clark Industries	Phone	972-972-0459
	Address	368 National Dr Rockwall, TX 75032	FAX	N/A
	Email	dclark@turfscapesinc.com	License #	LI#0006982

SCALE 1"=20'



FRONT 25
 REAR 10
 SIDES 5
 MASONRY 80%
 SQ FT

10B Crimson Avenue Home Site Plan

LOT AREA = 5000 SF

LOT COVERAGE
FACTOR 41 %

GENERAL NOTES:
PUBLIC SIDEWALK 5' WIDE
LEAD WALK MIN. 3' WIDE

Type 'A' Drainage

FENCE LENGTH = 91'-7"

SOD CALCULATIONS
 SOD-FRONT = 131 YARDS
 SOD-SIDES = 61 YARDS
 SOD-REAR = 82 YARDS
 TOTAL = 274 YARDS
 FLATWORK
 CALCULATIONS
 CITY WALK = 162 SF
 REAR PATIO = 100 SF
 LEAD WALK = 93 SF
 DRIVEWAY = 400 SF
 DRIVE APPROX. = 165 SF
 TOTAL = 922 SF

**CAMDEN
HOMES**

9400 N Central Expressway Suite 475
Dallas, Tx 75231

972.479.8888 Phone

subdiv. Farmersville 610- Phase 2

address 10B Crimson Avenue

date 8-20-18 plan 1677-B-Right Handed

lot 10 blk B
Farmersville, Tx.

BEFORE CONSTRUCTION OF ANY KIND, BUILDER OR
CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDEYARDS,
SETBACKS & EASES IN ORDER TO COMPLY WITH ALL
FEDERAL, STATE & LOCAL CODES, ORDINANCES & RESTRICTIONS

SITE PLANNING SOLUTIONS
 1374 W Reindeer Rd. • Lancaster, Tx • 75148
 972-988-0327 Phone

CAMDEN

CAMDEN-HONES
9400 N. Central Expwy, Suite 475
Dallas, TX 75231
972-479-8888
WEB ADDRESS
www.camden-hones.com

GENERAL INFORMATION:

THIS DRAWING WAS PREPARED FROM INFORMATION FURNISHED BY THE HOME BUILDER. BUILDER SHOULD REVIEW THIS DRAWING TO ENSURE COMPLIANCE WITH ALL ZONING AND BUILDING CODE REGULATIONS FOR THIS PROPERTY.

BEFORE CONSTRUCTION OF ANY KIND, THE BUILDER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SIDE YARD SETBACKS, AND EASEMENTS, AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CURBS, ORDINANCES, AND RESTRICTIONS.

STREET, ALLEY AND SIDEWALK LOCATIONS ARE SHOWN FOR INFORMATION ONLY. REFER TO DEVELOPMENT PLANS FOR CONSTRUCTION. BUILDER SHOULD CONTRACT THAT THIS LAYOUT HAS NO CONFLICTS WITH INLETS, TRANSFORMERS, TOPOGRAPHY, OR OTHER STRUCTURES.

1677B-RIGHT

SUBDIVISION:

BLOCK:

LOT #:

STREET ADDRESS:

TOWN:

SCALE:

AS NOTED

DATE:

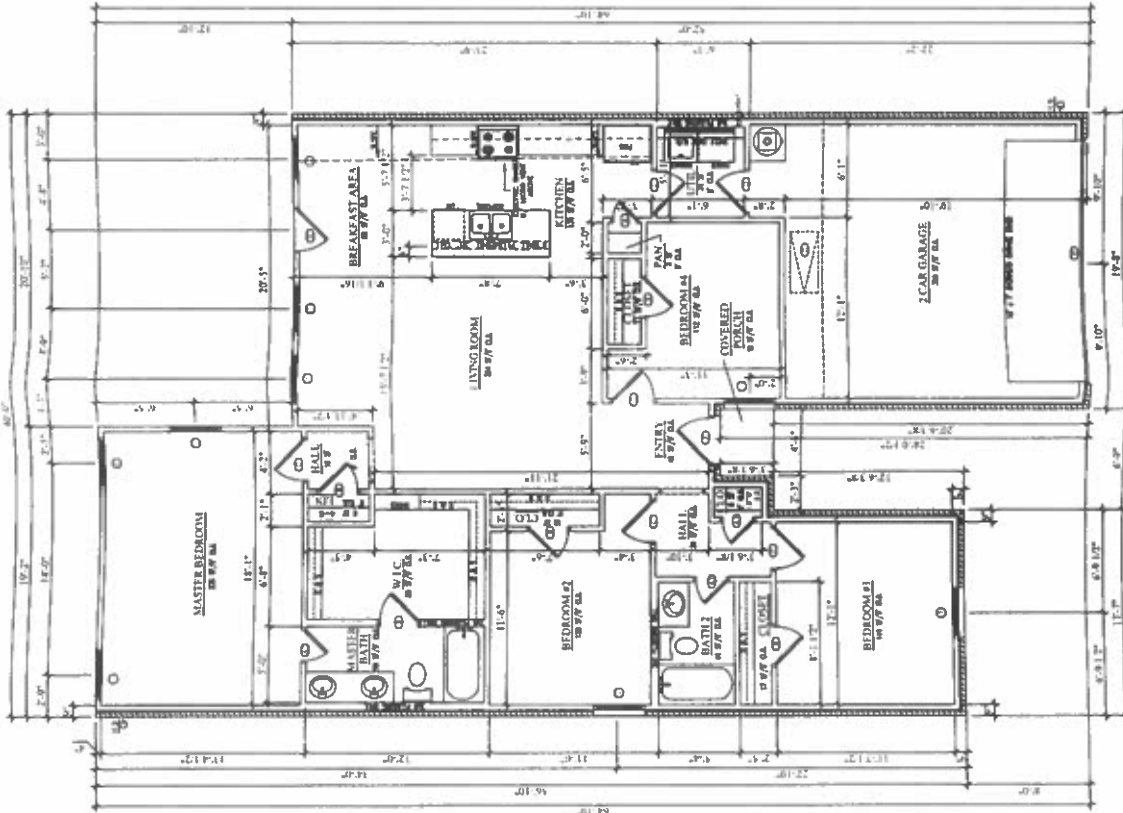
8/29/2017

REV.

F

SHEET #

A1



FLOOR PLAN B
SCALE 1/8" = 1'-0"

- A CHANGED REAR WINDOW TO SAFETY GLASS
- REVISED 6/25/18 ERK
- B CHANGED DOOR FROM 3'0" TO 3'6" WIDE
- REVISED 6/25/18 ERK
- C CHANGED DOOR FROM 3'0" TO 3'6" WIDE
- REVISED 6/25/18 ERK
- D CHANGED DOOR FROM 3'0" TO 3'6" WIDE
- REVISED 6/25/18 ERK
- E CHANGED DOOR FROM 3'0" TO 3'6" WIDE
- REVISED 6/25/18 ERK
- F CHANGED DOOR FROM 3'0" TO 3'6" WIDE
- REVISED 6/25/18 ERK

DOOR SCHEDULE

DOOR ID	TYPE	COUNT	SIZE
CD	INT. DOOR	1	1'-6" x 6'-8"
CD	INT. DOOR	3	2'-0" x 6'-8"
CD	EXT. DOOR	5	2'-0" x 6'-8"
CD	INT. DOOR	5	2'-0" x 6'-8"
CD	SOLID CORE EXT. DOOR	1	2'-0" x 6'-8"
CD	FULL LITE EXT. DOOR	1	2'-0" x 6'-8"
CD	GLASS EXT. DOOR	1	2'-0" x 6'-8"
CD	ATTN ACCESS DOOR	1	24.5" x 34.5"
CD	SECTIONED GLASS DOOR	1	16'-0" x 7'-0"

WINDOW SCHEDULE

WINDOW ID	WINDOW NAME	COUNT	SIZE
OW	BN	7	2'-0" x 5'-0"
OW	BN SENTRY	1	2'-0" x 5'-0"
OW	BN	1	2'-0" x 6'-0"

AREA TOTALS

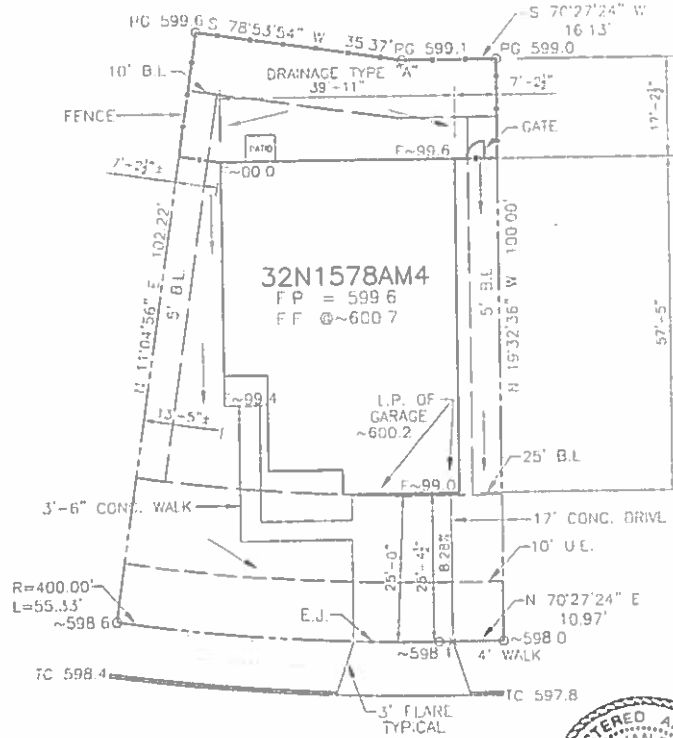
LIVING AREA 1657
2 CAR GARAGE 406
COVERED PORCH 16
TOTAL FOUNDATION 2079



Building Permit Application

Project Information				
Permit Number		Name	1903 Yale St	
Construction Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Fence <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool/Spa			
Address	1903 Yale St Camden Park Ph 1 Lot 23 Block A			
Valuation	\$208,990			
Square Feet	Living/AC: 1645 Garage: 444 Covered Porch: 38 Total: 2,127			
Zoning				
Number of Stories	1			
Scope	New Single Family Dwelling			
Contact Information				
Owner	Name	D.R. Horton	Phone	214-607-4244
	Address	4306 Miller Rd. Rowlett, TX, 75088	FAX	
	Email	dfweastpermits@drhorton.com		
Owner's Contact	Name	Amanda Dahlberg	Phone	214-607-4244
	Address	4306 Miller Rd. Rowlett, TX, 75088	FAX	817-928-2018
	Email	dfweastpermits@drhorton.com		
Engineer	Name	Strand	Phone	972-620-8204
	Address	10003 Technology Blvd, Dallas, TX, 75220	FAX	972-377-2395
	Email	Mele@strandae.com	License #	
Architect	Name	Strand	Phone	972-620-8204
	Address	10003 Technology Blvd, Dallas, TX, 75220	FAX	972-377-2395
	Email	Mele@strandae.com	License #	
General Contractor	Name	D.R. Horton	Phone	214-607-4244
	Address	4306 Miller Rd, Rowlett, TX, 75088	FAX	
	Email	dfweastpermits@drhorton.com	License #	
Mechanical Contractor	Name	Bell Mechanical Services LLC	Phone	214-459-6535
	Address	P.O. Box 815277	FAX	972-446-2800
	Email	scott@bellmechanical.com	License #	TACLA1762C
Electrical Contractor	Name	Crest Electrical Solutions	Phone	817-795-0858
	Address	2900 E Randol Mill Rd, Arlington, TX, 76011	FAX	817-277-3254
	Email	Chad@dfwcrest.com	License #	27298
Plumbing Contractor	Name	D & M Plumbing Contractors	Phone	972-562-3170
	Address	PO BOX 8519	FAX	903-455-6249
	Email	rsmithdm@gmail.com	License #	M-38234
Irrigator	Name	Choate USA	Phone	972-306-0755
	Address	PO Box 118114	FAX	866-306-0755
	Email	Dfwaa@choateusa.com	License #	

The grades shown on this plot plan for are in conformity with those shown on the master grading and drainage plan for this subdivision. The existing grades as shown, represent original undisturbed soil.



BUILD WITH

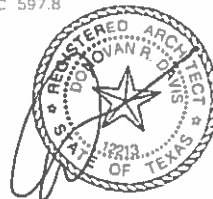
- *STANDARD FEATURES
- *100% MASONRY
- *25' SETBACK
- *2015 ENERGY CODE
- *6:12 PITCH

507121		
REVISIONS		
DATE	SUB	INT. DESC.
12.10.18	00	AO PLOT

1903 YALE STREET

PAVED STREETS w/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

SCALE: 1" = 20'



DEC 12 2018

LOT COVERAGE CALCS - DALLAS		
LOT AREA	2849	SQ. FT.
SLAB AREA	2127	SQ. FT.
COVERAGE RATIO %	36	% SLAB : LOT
FRONT SDO	1584	SQ. FT.
SIDE SDO	778	SQ. FT.
REAR SDO	881	SQ. FT.
FENCE (LINEAR FENCE)	104 - R 1/2"	(LINEAR FEET)
SIDEWALK, LAOWALK & PATIO (FLATWORK)	331	SQ. FT.
DRIVEWAY	820	SQ. FT.

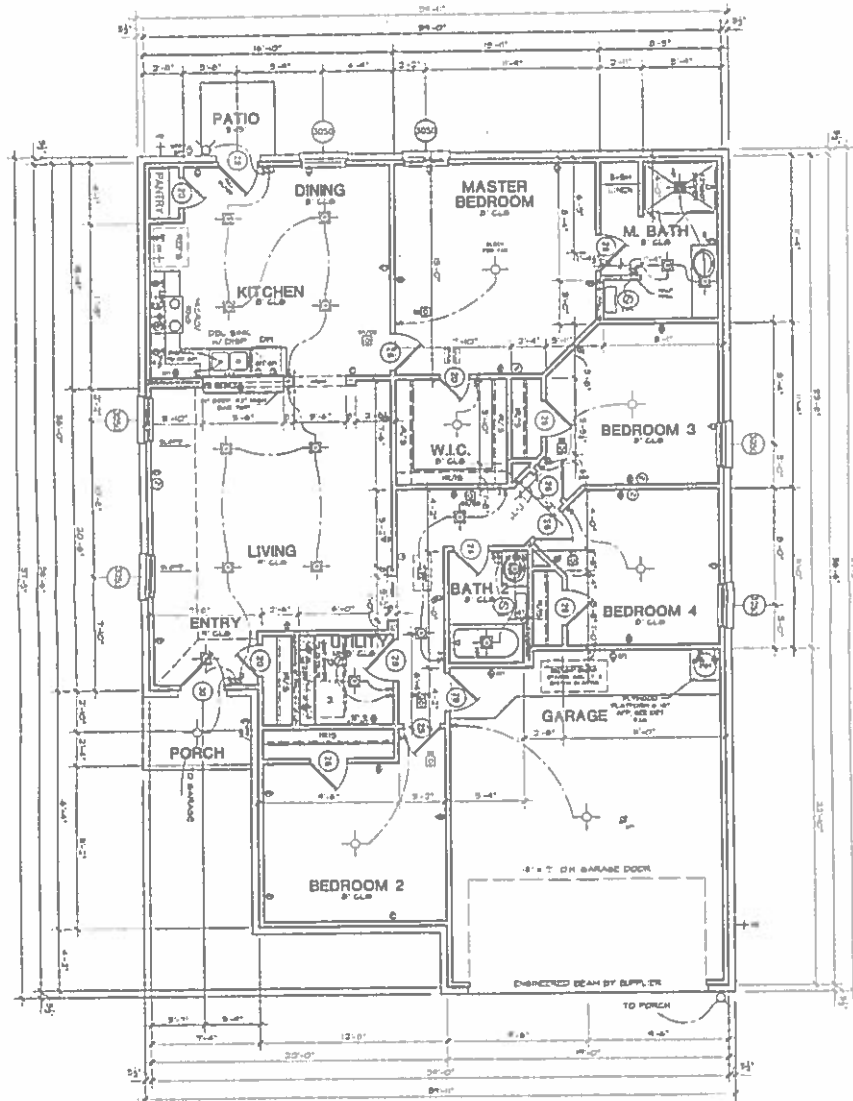
CAMDEN PARK FARMERSVILLE
SECTION -- PHASE 1
PLAN: 1578AMR4 ADDRESS: 1903 YALE STREET
LOT: 23 BLOCK: A
NCB: N/A FARMERSVILLE, TX

DEERHOUT
America's Builder

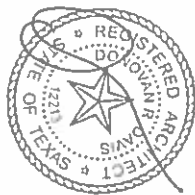
DANZE & DAVIS
ARCHITECTS, INC.
1000 Westwood Spring Road, Suite 200, Farmersville, Texas 77834
WWW.DANZE-DAVIS.COM

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1903 VALE STREET, FARMERSVILLE, TX



DEC 12 2018
FLOOR PLAN
Scale 1/8" = 1'-0"
32N1578 M4



PLAN: 1578 MR4 JOB NO: 15293
DRAWN BY: DS
DATE: 4-3-08
CHECKED BY: DANZCP
PLAN DATE:

OF W. EAST

D R HORTON REAL ESTATE
America's Builder

DANZE & DAVIS
ARCHITECTS, INC.
4701 Springwood Springs Road, Suite 200 Austin, TX 78759 Phone 512.340.0714 Fax 512.340.0718
WWW.DANZE.DAVIS.COM

1ST FLOOR COVER & ELEV. - 1/8" = 1'-0"
1ST FLOOR PLAN & ELEV. - 1/8" = 1'-0"
2ND FLOOR COVER & ELEV. - 1/8" = 1'-0"
2ND FLOOR PLAN & ELEV. - 1/8" = 1'-0"
UNLESS NOTED OTHERWISE



182619-01			
REVISIONS			
1-1	5.0	PT	RE
2-2	5.0	PT	RE
3-3	5.0	PT	RE
4-4	5.0	PT	RE

MASQUER
-100.
x



ELEVATIONS
Scale: As Noted
32N1578AM4

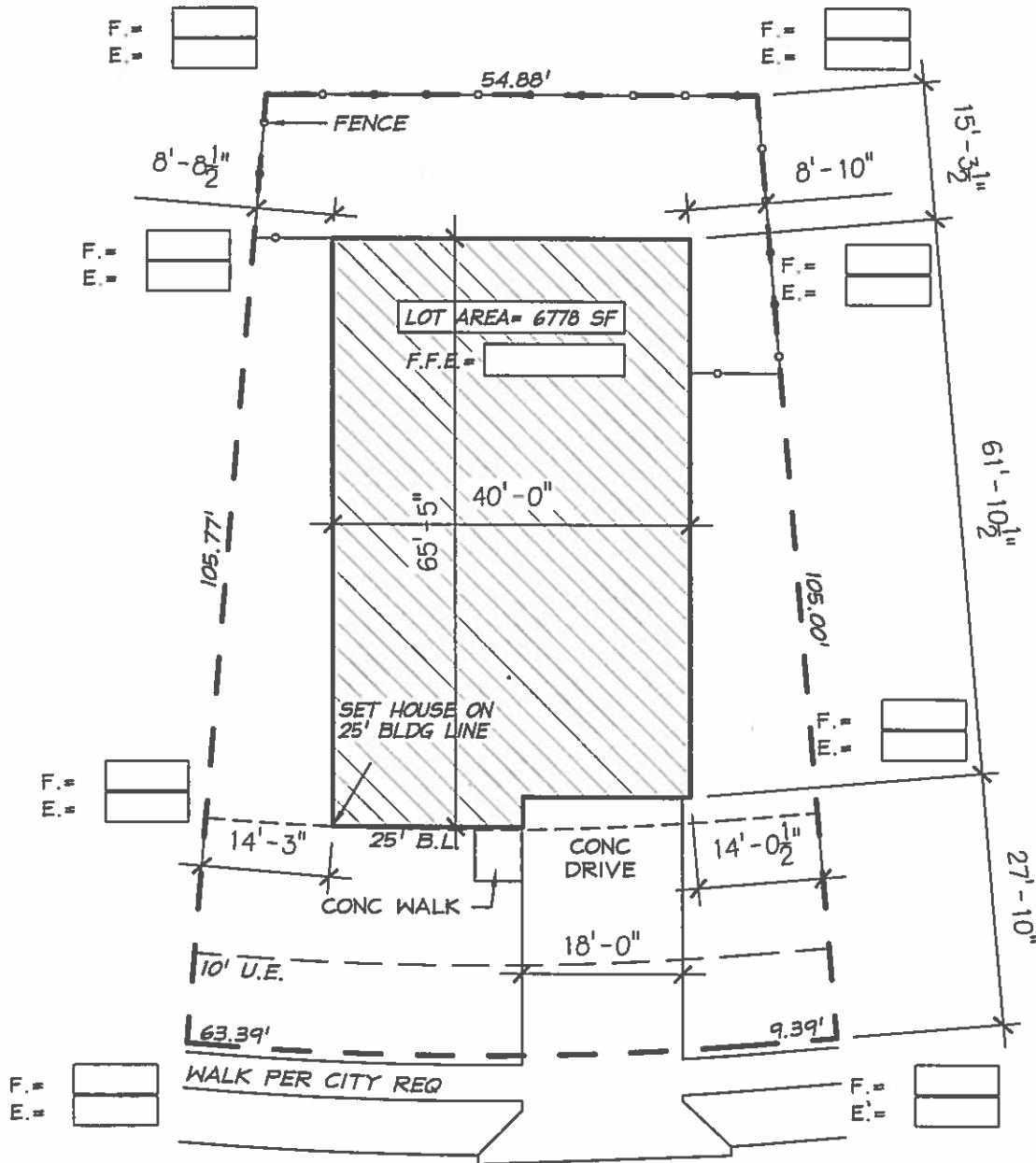
1903 YALE STREET, FARMERSVILLE, TX.



Building Permit Application

Project Information					
Permit Number		Name	121 Harvard Blvd		
Construction Type	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Fence <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool/Spa				
Address	121 Harvard Blvd Camden Park Ph 1 Lot 13 Block C				
Valuation	\$235,990				
Square Feet	Living/AC: 2,452 Garage: 410 Covered Porch: 275 Total: 3,160				
Zoning					
Number of Stories	2				
Scope	New Single Family Dwelling				
Contact Information					
Owner	Name	D.R. Horton		Phone	214-607-4244
	Address	4306 Miller Rd. Rowlett, TX, 75088		FAX	
	Email	dfweastpermits@drhorton.com			
Owner's Contact	Name	Amanda Dahlberg		Phone	214-607-4244
	Address	4306 Miller Rd. Rowlett, TX, 75088		FAX	817-928-2018
	Email	dfweastpermits@drhorton.com			
Engineer	Name	Strand		Phone	972-620-8204
	Address	10003 Technology Blvd, Dallas, TX, 75220		FAX	972-377-2395
	Email	Mele@strandae.com		License #	
Architect	Name	Strand		Phone	972-620-8204
	Address	10003 Technology Blvd, Dallas, TX, 75220		FAX	972-377-2395
	Email	Mele@strandae.com		License #	
General Contractor	Name	D.R. Horton		Phone	214-607-4244
	Address	4306 Miller Rd, Rowlett, TX, 75088		FAX	
	Email	dfweastpermits@drhorton.com		License #	
Mechanical Contractor	Name	Bell Mechanical Services LLC		Phone	214-459-6535
	Address	P.O. Box 815277		FAX	972-446-2800
	Email	scott@bellmechanical.com		License #	TACLA1762C
Electrical Contractor	Name	Crest Electrical Solutions		Phone	817-795-0858
	Address	2900 E Randol Mill Rd, Arlington, TX, 76011		FAX	817-277-3254
	Email	Chad@dfwcrest.com		License #	27298
Plumbing Contractor	Name	D & M Plumbing Contractors		Phone	972-562-3170
	Address	PO BOX 8519		FAX	903-455-6249
	Email	rsmithdm@gmail.com		License #	M-38234
Irrigator	Name	Choate USA		Phone	972-306-0755
	Address	PO Box 118114		FAX	866-306-0755
	Email	Dfwaa@choateusa.com		License #	

3 CAR GARAGE (70000001)	
BRICK AT REAR-100% (80000002)	●

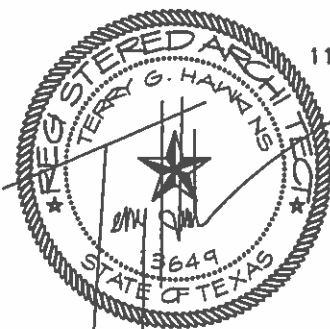


DRH NO. 25408-0058	SUBDV. FARMERSVILLE GTO PHASE 1	FLATWORK (SF)	L'CAPE/50D (9F)
JOB NO. 104534	ADDRESS: 121 HARVARD BLVD	CITY: 221	FRONT: 1684
DATE: 11-19-18	LOT: 13	APPROACH: 249	SIDE: 1324
11-29-18	BLOCK: C	DRIVE: 510	REAR: 1041
	CITY: FARMERSVILLE	WALK: 32	
	COUNTY: COLLIN	STATE: TEXAS	
	NAME: SPEC	FENCE (LF): 121	SLAB AREA: 2554
2452 'A' R/H		PATIO FLATWORK:	COVERAGE: 38%

DESIGN GROUP
FIELD TEXAS 76063

1000

219 WALNUT CREEK DRIVE NORTH WAREFIELD TEXAS 76063



11-19-18

121 HARVARD BLVD

PLOT PLAN

$$1'' = 20.0'$$

UNLESS OTHERWISE NOTED, FLATWORK CALCULATIONS ASSUME:

UNLESS OTHERWISE NOTED, FLATWORK CALCULATIONS ASSUME:

4'0" LEAD WALK

18'0" WIDE CONCRETE DRIVE TO GARAGE:
FRONT APPROACH: 18'0" WIDE CONCRETE DRIVE TO GARAGE:

FRONT APPROACH - ASSUME 5'0" CURB RADIUS
REAR APPROACH - ASSUME 2'0" FLARE

11'0" REAR APPROACH - ASSUMED
PROPERTY LINE TO CURB

110' PROPERTY LINE TO CURB
PATIOS AND PORCHES NOT IN FLATWORK CALCULATIONS



219 N. WALNUT STREET DR. WINDFORD TX 79081
 MOBILE 817-477-1388 FAX 817-477-2000

Agenda Section	Regular Agenda
Section Number	VII.H
Subject	Consider, discuss and act upon signs on Sycamore Street.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VII.I
Subject	Update on brush located in Camden Park Subdivision.
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 8, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

VIII. EXECUTIVE SESSION

IX. RECONVENE FROM EXECUTIVE SESSION

X. Requests to be Placed on Future Agendas

XI. Adjournment